

TO LET

**GROUND FLOOR OFFICES
APPROX. 611 SQ FT (56.78 SQ M)
WITH 4 ALLOCATED CAR PARKING SPACES**



est. 1828
bracketts

**GROUND FLOOR, UNIT 1, LONGBROOKS, KNOWLE ROAD,
BRENCHLEY, TONBRIDGE, KENT TN12 7DJ**

TO LET

**GROUND FLOOR
OFFICES
APPROX. 611 SQ FT
(56.78 sq m)**

**UNIT 1 LONGBROOKS
KNOWLE ROAD
BRECHLEY
TONBRIDGE
KENT
TN12 7DJ**

est. 1828
bracketts

132 High Street
Tonbridge
Kent
TN9 1BB

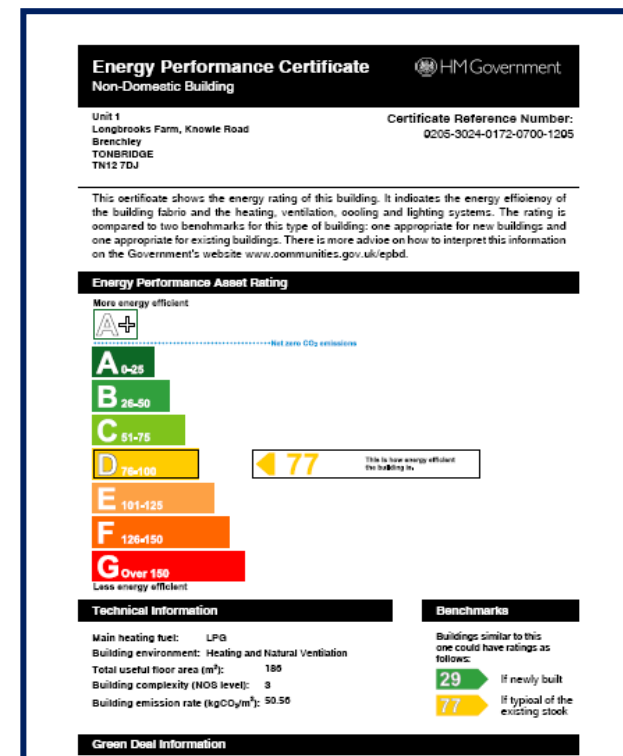
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



LOCATION

Longbrooks is approx. 1.5 miles south east of Paddock Wood, in a delightful rural location.

Paddock Wood has a main line station providing a train service to London in approx. 1 hour and the M20 and M26 are within around 11 miles and the M25 is 16 miles drive via Hale Street by-pass. Tunbridge Wells and Tonbridge are both about 7 miles away and Maidstone 10 miles.

DIRECTIONS

These directions are given on the assumption you are approaching the property from the north (A228) through Paddock Wood. Proceed south through Paddock Wood and on the southern outskirts turn left onto Mascalls Court Road signposted Putlands Sports Centre. Continue on this road and at the T-junction turn right onto Mile Oak Road and proceed for a few hundred yards, taking the first left signposted **Longbrooks**. Proceed for a further 0.3 miles and when the road bends sharply to the right, turn left and Longbrooks will be found on the right hand side.

DESCRIPTION

Longbrooks comprises a refurbished scheme of former agricultural barns and outbuildings comprising 5 units and **Unit 1** is now available to be let.

Ground Floor – 611 sq ft

Hardwood doors to entrance hall and stairs to galleried landing.

2 Office areas incorporating tea making facility.

2 WC's.

AMENITIES/SPECIFICATION

- **4 car parking spaces**
- **Fire and security alarms**
- **Central heating**
- **Skirting or dado trunking**
- **Cat II lighting**

TERMS

Ground Floor – new effective full repairing and insuring lease for a term by arrangement at **£7,500** per annum payable quarterly in advance plus VAT.

Alternatively

The ground floor is available to be let with the first floor, comprising an additional 1,018 sq. ft. (**total of 1,629 sq. ft./ 151 sq m**) by way of a new effective full repairing and insuring lease for a term by arrangement at **£20,000** per annum (approx. £12.27 psf) payable quarterly in advance plus VAT.

The first floor comprises two separate offices to both sides of a staircase landing with a wc and tea making area.

SERVICE CHARGE

A service charge is payable – further details upon application.

RATES

To be reassessed.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

LEGAL COSTS

Each party to bear their own legal costs.

POSSESSION

Possession will be granted upon completion of legal formalities or earlier by arrangement.

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503**.

Contact: Jeffrey Moys

Email: jmoys@bracketts.co.uk

John Giblin

Email: john.giblin@bracketts.co.uk

Prepared June 2020

IMPORTANT NOTE:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Please note these photos are historic and were taken several years ago.