

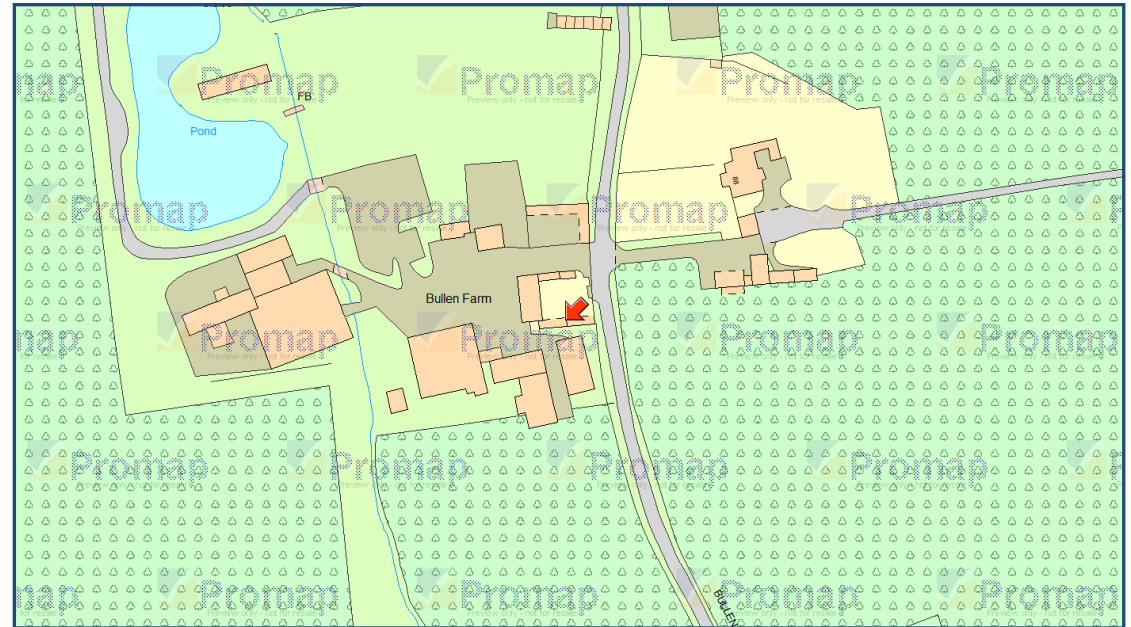
**TWO OFFICE SUITE  
TO LET  
460 SQT AND 502 SQFT**



## TWO OFFICE SUITES TO LET

**460 AND 502 SQ FT  
42.7 AND 46.6 SQ M**

**Bullen Court  
Business Centre  
Bullen Lane  
East Peckham  
Kent, TN12 5LX**



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Tonbridge  
Kent  
TN9 1BB

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

Tel: (01892) 533733

## LOCATION

Bullen Court Business Centre is north of East Peckham situated on the western side of Bullen Lane about a mile or so south of the junction with the B2016 Seven Mile Lane, leading to Junction 2A, M26 connecting to M20 and M25. The property is in a rural location but East Peckham is around a mile or so to the south.

## DESCRIPTION

Comprises a converted Grade II Listed agricultural building providing several office suites and retaining many period features, with access off the courtyard, in turn off Bullen Lane.

The ground floor unit provides two areas, and the first floor a single open office. Tea stations are installed.

## FLOOR AREA

The ground floor suite has an approx. net internal floor area of **502 sqft (46.6 sqm)**.

The first floor suite has an approx. net internal floor area of **460 sqft (42.7 sqm)**.

## AMENITIES

- 4 car parking spaces
- Double glazed lockable windows
- Skirting trunking
- Tea making facilities
- Electric heating
- Fire alarm system

## LEASE TERM

The unit is available to be let on a flexible lease basis for 3 years (or longer) on broadly internal decorating terms, excluded from the Landlord & Tenant Act 1954. The landlord will be responsible for external repairs and decorations with service charge recovery.

## RENT

**Ground floor:** To be let by way of a new lease on terms to be agreed at a commencing rent of **£8,500 per annum** payable quarterly in advance.

**First floor:** To be let by way of a new lease on terms to be agreed at a commencing rent of **£7,820 per annum** payable quarterly in advance.  
PLUS VAT.

## RENT DEPOSIT

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

## SERVICE CHARGE

In addition to the rent a service charge will be payable to cover landlord's expenditure in relation to the external repairs etc. in the sum of **£600 per annum** for the First Floor Unit and **£810** for the Ground Floor Unit payable quarterly in advance plus VAT.

## RATES

From the VOA website, there are the following rateable values:

Ground floor RV £4,950  
First Floor RV £4,400

## POSSESSION

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

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

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

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