



**TO LET**  
Newly Converted Unit

**TO LET - NEWLY CONVERTED B1/B8 UNIT - GIA APPROX. 2,895FT [268.9M<sup>2</sup>]**  
Hop Drying Building I, Forstal Farm Business Park,  
Goudhurst Road, Near Lamberhurst, TN3 8AG

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**[FOLLOWING COMPLETION OF WORKS]**

**NEWLY CONVERTED B1/B8 UNIT**

**GIA APPROX. 2,895FT<sup>2</sup> [268.9M<sup>2</sup>]**

**HOP DRYING BUILDING I  
FORSTAL FARM BUSINESS PARK  
GOUDHURST ROAD  
NR. LAMBERHURST  
KENT  
TN3 8AG**

**bracketts** est. 1828

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Kent

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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



**AWAITING EPC**



## LOCATION / SITUATION

The property is located at Forstal Farm Business Park approximately 9 miles south east of central Tunbridge Wells and approximately 1 mile north east of Lamberhurst.

From Tunbridge Wells take the A21 South towards Lamberhurst. Take a left turn on to the A262 signposted to Goudhurst and almost immediately turn right into Forstal Farm. Proceed along the estate road passing a pond on your left and an Oasthouse on your right. The unit is on the right.

## DESCRIPTION

Newly converted B1 / B8 unit within a rural business park.

## ACCOMMODATION

GIA Approx. 2,895ft<sup>2</sup> [268.9m<sup>2</sup>]

An adjoining unit of 2,611ft<sup>2</sup> [242.5m<sup>2</sup>] is also available by separate negotiation.

## AMENITIES

- Concrete floor
- Electric roller shutter
- Double glazed windows on front elevation
- Car parking - spaces to be confirmed
- Use of communal WCs

### Important Notice:

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.

## LEASE

The property is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The Provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

## GUIDE RENT

£30,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

## VAT

Payable if applicable.

## BUSINESS RATES

To be assessed.

The standard UBR for 2025 / 2026 is 49.9p in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against compliance with the terms of the lease.

## LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

## VIEWING

Strictly by prior appointment with Bracketts

Tel: 01892 533733

Contact: Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



or via our Joint Agent:

Core Commercial - 01892 834483

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

16.01.26.DB

