



TO LET 29.1 SQ M (314 SQ FT)

OFFICES WITH PARKING

The Oak Barn, Allens Farm, Allens Ln, Plaxtol, Sevenoaks TN15 0QZ

est. 1828
bracketts

LOCATION

Allens Farm is located approximately 7 miles east of Sevenoaks, 3 miles south of Borough Green and 5 miles north of Tonbridge. The farm is situated in a delightful rural location, between the Hamlets of Plaxtol and Dunks Green.

DESCRIPTION

The premises form part of a detached two storey converted barn.

The accommodation offers 3 rooms at ground floor level and a first floor office with a shared kitchen and WC.

The accommodation benefits from underfloor heating, comfort cooling, recess lighting and car parking spaces.

FLOOR AREA

The unit has the following approx. net internal floor areas:

Ground Floor **NOW LET**

Middle room 32 sq m (344 sq ft)

Rear room 23.56 sq m (254 sq ft)

NIA 55.56 sq m (598 sq ft)

First Floor **AVAILABLE**

NIA 29.14 sq m (314 sq ft)

TERMS

The property is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

The property is available as a whole or on a floor-by-floor basis.

RENT

£5,000 per annum exclusive, plus VAT payable quarterly in advance.

BUSINESS RATES

Enquiries from the VOA Website indicate that the property has a Rateable Value of –

Ground Floor £5,500

First Floor £3,800

The UBR for 2023/24 is 49.9p in the £.

EPC

25A

SERVICE CHARGE

Information available on request.

PLANNING

We are led to believe the property falls under Class E use and has previously been used as offices.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DEPOSIT

The Tenant may be required to provide a rental deposit as security.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dom Barber

dominic.barber@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract

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.

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APPROX. 29.1 SQ M (314 SQ FT)

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