



TO LET

TO LET - Ground Floor Office with Parking
NIA Approx. 619 ft² [57.5 m²]
Unit 19, Pickhill Business Centre, Tenterden, Kent TN30 7LZ

When experience counts...

est. 1828
bracketts

TO LET

**GROUND FLOOR OFFICE
NIA APPROX. 619 FT² [57.5 M²]**

**UNIT 19
PICKHILL BUSINESS CENTRE
SMALLHYTHE ROAD
TENTERDEN
KENT
TN30 7LZ**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Tenterden is an affluent market town located in the heart of Kent, approximately 19 miles east of Royal Tunbridge Wells, and approximately 10 miles south west of Ashford.

Pickhill Business Centre is located on Smallhythe Road approximately 1.3 miles south of Tenterden town centre, providing ample parking in an established landscaped setting.

DESCRIPTION

Ground floor office with parking - may suit other uses (STP).

The premises were constructed in 2020 and benefit from air conditioning, double glazing, perimeter trunking, carpet, teapoint and WC.

ACCOMMODATION

Ground Floor:

NIA Approx. 619 ft² [57.5 m²]

2 car parking spaces

LEASE

The unit is available by way of new effective full repairing and insuring lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the leases.

GUIDE RENT

£9,000 per annum exclusive

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that VAT is applicable.

RENTAL DEPOSIT

The incoming Tenant will be required to provide a rental deposit to be held throughout the Term.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Offices and premises" with a Rateable Value of £7,100.

The small business non-domestic rates multiplier for 2024/2025 is 49.9 pence in the £.

Subject to satisfying certain criteria the incoming Tenant may qualify for small business rates relief.

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733.**

Contact: Darrell Barber MRICS

darrell@bracketts.co.uk



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

WITHOUT PREJUDICE TO EXISTING LEASE.

Rev.23.04.24/DB

Important Notice:

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