



TO LET - WAREHOUSE UNIT - GIA 2,238ft² [207.9M²]
Unit F, The Dales Building, Forstal Farm Business Park,
Goudhurst Road, near Lamberhurst, Kent TN3 8AG

When experience counts... **bracketts** est. 1828

TO LET

WAREHOUSE UNIT

APPROX. 2,238FT² [207.9M²]

**UNIT F
THE DALES BUILDING
FORSTAL FARM BUSINESS PARK
GOUDHURST ROAD
NR. LAMBERHURST
KENT
TN3 8AG**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

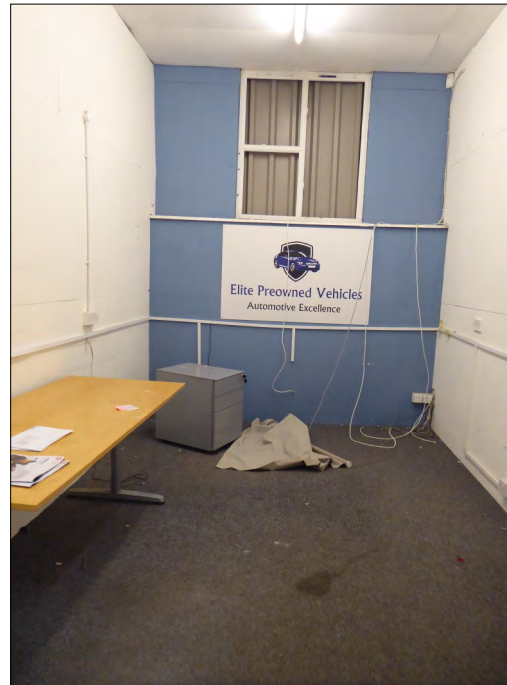
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)

109 F Forstal Farm Goudhurst Road Lamberhurst TUNBRIDGE WELLS TN3 8AG	Energy rating D	Valid until 28 January 2023
Property type Offices and Workshop Businesses		Condition Number 0000-0000-0000-1079-0000
Total floor area 226 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Band A+	Band A	Band B	Band C	Band D	Band E	Band F	Band G
92-100	81-91	69-80	55-68	41-54	31-40	21-30	1-20

How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	47 D

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 lane and turn right in front of the Oasthouse - the unit forms part of the Dales Building on the left.

DESCRIPTION

Warehouse unit within a rural business park.

ACCOMMODATION

Ground Floor Unit GIA 2,238ft² [207.9m²]

AMENITIES

- Concrete floor
- Eaves - approx. 10'6" [3.2m]
- Electric roller shutter door
- Office
- WC

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 unit 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

£20,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised by our client that VAT is not applicable.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises are described as "Warehouse used for commercial purposes" and have a Rateable Value of £15,000.

The Standard UBR for 2024 / 2025 is 49.9p in the £.

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

RENTAL 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 the sole agent:

Bracketts Tel: 01892 533733

Contact: Darrell Barber MRICS

07739 535468

darrell@bracketts.co.uk



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

02.09.24/DB

