

TO LET



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TO LET - Modern Business Unit - Flexible Space  
GIA Approx. 1,634ft<sup>2</sup> [151.7m<sup>2</sup>] with parking  
Unit 10, Pickhill Business Centre, Tenterden, Kent TN30 7LZ

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**MODERN BUSINESS UNIT**

**GF - GIA APPROX. 817FT<sup>2</sup> [75.9M<sup>2</sup>]**

**FF - GIA APPROX. 817FT<sup>2</sup> [75.9M<sup>2</sup>]**

**UNIT 10**

**PICKHILL BUSINESS CENTRE**

**SMALLHYTHE ROAD**

**TENTERDEN**

**KENT**

**TN30 7LZ**



27/29 High Street  
Tunbridge Wells  
Kent

TN1 1UU

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Also at 132 High Street, Tonbridge, Kent

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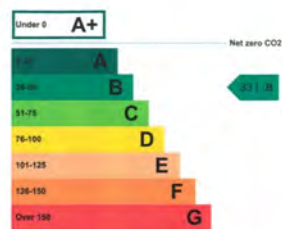


### Energy performance certificate (EPC)

2007-01 Pickhill Business Centre Smallhythe Road Tenterden TN30 7LZ	Energy rating <b>B</b>
100% SAP 7 January 2008	Domestic number 2004-2005-0303-0000-0001

Property type  
B1 Offices and Workshop businesses

Total floor area  
157 square metres



Properties are given a rating from A+ (most efficient) to G (least efficient).  
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.





## 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

Modern two storey business unit, most recently used as offices and distribution facility. The property also benefitted from Planning Consent for change of use from B1a Office to D1 Dentistry Practice (Ref: 18/01230/AS) - now lapsed. The unit layout is suitable for a variety of uses, including office/administration (has many power points throughout) and storage/distribution with roller shutter door access.

## ACCOMMODATION

GF	GIA	Approx.	817ft <sup>2</sup>	[75.9m <sup>2</sup> ]
FF	GIA	Approx.	817ft <sup>2</sup>	[75.9m <sup>2</sup> ]

**Total**      **GIA**   **Approx. 1,634ft<sup>2</sup> [151.8m<sup>2</sup>]**

Dedicated parking at the front of the unit along with ample visitor parking available on site.

### 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.

The premises benefit from double glazing, roller shutter door, tea point, electric heating, WC and air conditioning (first floor only).

## LEASE

The property 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 lease.

## GUIDE RENT

£20,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that VAT is applicable.

## RENTAL DEPOSIT

The ingoing 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 premises are described as "Office and Premises" and a Rateable Value of £20,500.

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

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 save that the ingoing Tenant will be required to make a contribution of £375 plus VAT towards the Landlords legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**  
Darrell Barber MRICS  
darrell@bracketts.co.uk  
Mobile: 07739 535468



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

07.11.24/DB



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Ground Floor



First Floor



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