



TO LET 369 SQ M (4,262 SQ FT)

WAREHOUSE UNIT

DRAY BUILDING, THE HOP FARM, PADDOCK WOOD, TONBRIDGE, KENT, TN12 6PY

est. 1828
bracketts

LOCATION

The Hop Farm is situated equidistant between Maidstone, Tunbridge Wells and Tonbridge. It occupies an extremely high profile location visible from the A228 East Peckham by-pass connecting to the A21 (5 miles to the south) and the M20/M26 at Wrotham Heath around 5 miles to the north.

Paddock Wood is around 1 mile with a mainline station providing a direct link to London Bridge, Waterloo and Charing Cross with a minimum journey time of around 45 minutes.

Paddock Wood provides a range of shop with a Tesco and Waitrose together with various banks.

DESCRIPTION

Comprises a warehouse unit within the grounds of The Hop Farm which is currently fitted out as an events venue and bar.

The property may be suitable for a number of other uses (subject to planning)

FLOOR AREA

The unit has the extends to approximately 369 sq m (4,262 sq ft) measured on gross internal basis.

TERMS

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

RENT

£29,500 per annum, plus VAT, payable quarterly in advance.

VAT

We are informed VAT is currently payable.

BUSINESS RATES

The rent is inclusive of Business Rates.

OUTGOINGS

All other outgoings to be borne by the Tenant.

RENTAL DEPOSIT

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through joint sole agents Bracketts:

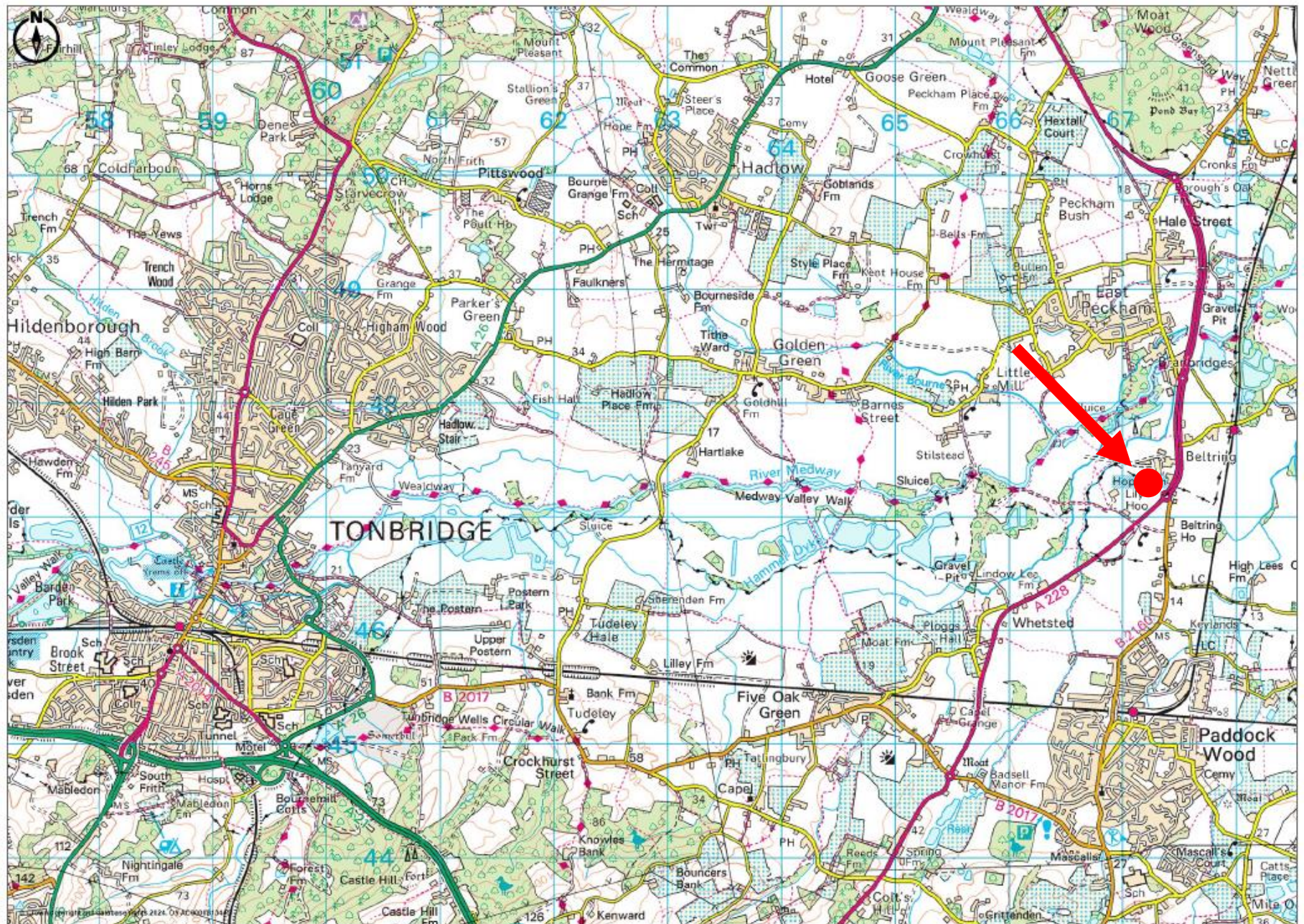
Telephone: **01732 350503**

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.



TO LET WAREHOUSE

APPROX. 369 SQ M (4,262 SQ FT)

DRAY BUILDING
THE HOP FARM
PADDOCK WOOD
TONBRIDGE
KENT
TN12 6PY



**WINNER
TOP AGENCY**

bracketts est. 1828

132 High Street
Tonbridge
Kent TN9 1BB
Tel: (01732) 350503
E-mail: info@bracketts.co.uk
www.bracketts.co.uk
Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733

