



TO LET - Ground Floor Office with Parking  
NIA Approx. 619 ft<sup>2</sup> [57.5 m<sup>2</sup>]  
Unit 19, Pickhill Business Centre, Tenterden, Kent TN30 7LZ

*When experience counts...*

est. 1828  
**bracketts**



**TO LET**

**GROUND FLOOR OFFICE  
NIA APPROX. 619 FT<sup>2</sup> [57.5 M<sup>2</sup>]**

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



27/29 High Street  
Tunbridge Wells  
Kent

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[www.bracketts.co.uk](http://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 ft<sup>2</sup> [57.5 m<sup>2</sup>]

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 2025/2026 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](mailto:darrell@bracketts.co.uk)



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

**WITHOUT PREJUDICE TO EXISTING LEASE.**

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### Important Notice:

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