

FOR SALE

OR

TO LET

[TO BE CONSTRUCTED]

NEW OFFICES

OFFICE 1

NIA APPROX. 950FT² [88M²]

OFFICE 2

NIA APPROX. 840FT² [78M²]

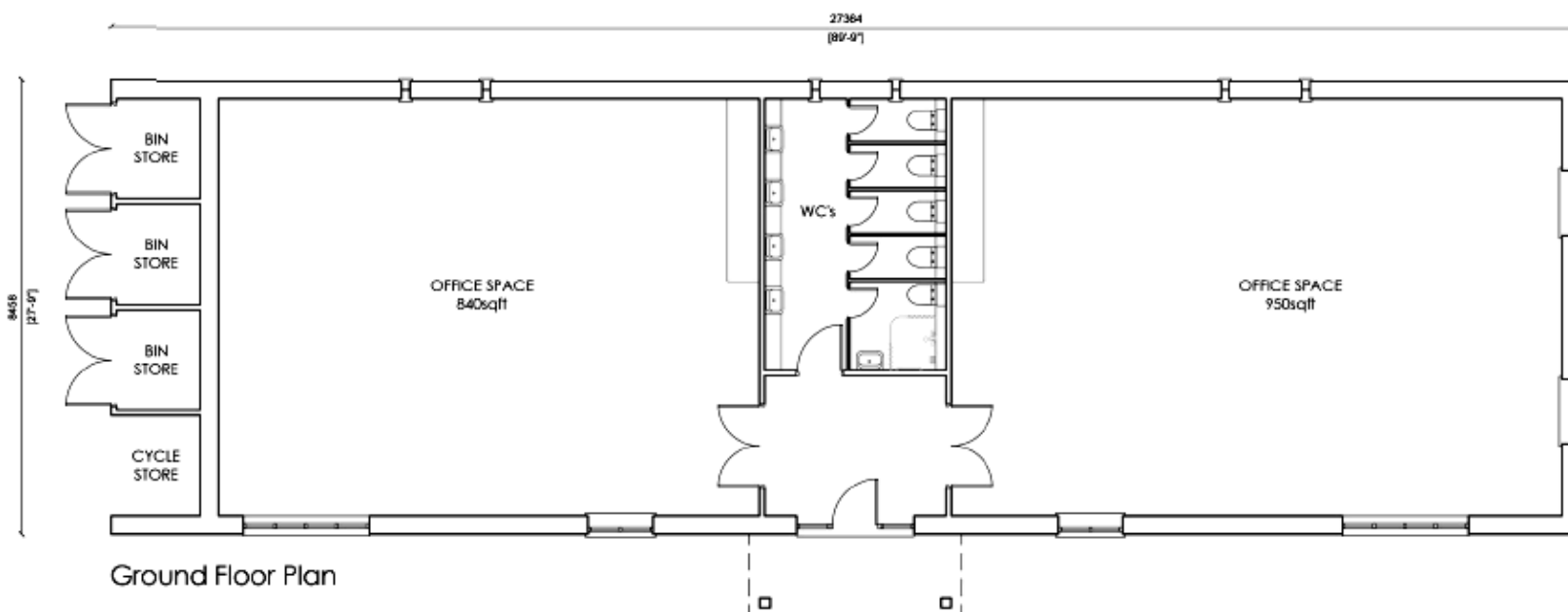
**WITH SHARED ENTRANCE
AND WC FACILITIES**

**REAR GARDEN &
9 PARKING SPACES**

**FLOOR AREAS AS PER ARCHITECTS
DRAWINGS**



Front Elevation



Ground Floor Plan

FOR SALE OR TO LET - New Offices with Parking
NIA Approx. 1,790FT² [166.2M²]
Tong Farm, Marle Place Road, Brenchley TN12 7HS

When experience counts...

est. 1828
bracketts

FOR SALE

OR

TO LET

[SUBJECT TO CONSTRUCTION]

**NEW OFFICES WITH PARKING
NIA APPROX. 1,790FT² [166M²]**

**TONG FARM
MARLE PLACE ROAD
BRENCHLEY
KENT
TN12 7HS**



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

01892 533733

tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
01732 350503



LOCATION / SITUATION

The property is located in a rural position approximately 7 miles east of Royal Tunbridge Wells and 1.6 miles south of Brenchley village.

The property is situated on the northern side of Marle Place Road approximately 100 metres from its junction with Tong Road.

If travelling from Tunbridge Wells follow the A21 South and turn left on to Cryals Road. Follow along and turn right on to Tibbs Court Lane and right again on to Fairmans Lane which becomes Tong Road. Turn left on to Marle Place Road.

DESCRIPTION

The property forms part of a consented mixed-use scheme incorporating 5 residential dwellings, 1 self-build home, 1 live/work unit and two office units.

Refer Planning Application: 22/02640/FULL - demolition of existing structures and re development to provide 5 dwellings (Class C3), 1 self-build home (Class C3), 1 live/work unit (Class C3) and 2 office units (Class E), access, landscaping and other associated works.

The site is currently being cleared ahead of the construction phase.

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.

ACCOMMODATION

As per Architects drawings: (subject to construction):

Single storey office building comprising two open plan suites with shared entrance / reception and comfort facilities.

Ground Floor

Office 1 NIA Approx. 950ft² [88.2m²]

Office 2 NIA Approx. 840ft² [78.0m²]

Rear Garden

9 Parking spaces

TRANSACTION

Option 1- Freehold with vacant possession

Guide Price: £450, 000

Option 2- Leasehold

The premises will be available by way of a new full repairing and insuring lease for a term to be agreed. The provisions of section 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded. The ingoing Tenant will be required to provide a rental deposit to be held throughout the term. It is envisaged that the parties will enter an assignment for lease.

Guide Rent: £30,000 per annum exclusive

VAT

We are advised that the purchase price/rent will attract VAT.

BUSINESS RATES

To be assessed following completion of construction.

ENERGY PERFORMANCE CERTIFICATE

To be assessed following completion of construction.

LEGAL COSTS

Both parties to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:

Bracketts: 01892 533733

Darrell Barber MRICS

M: 07739 535468

darrell@bracketts.co.uk

OPTION 1: SUBJECT TO CONTRACT, CONSTRUCTION AND PROOF OF FUNDS.

OPTION 2: SUBJECT TO CONTRACT, CONSTRUCTION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSIT ETC..

17.01.25.DB

KEY



OFFICE 1



SHARED RIGHT OF WAY



SITE BOUNDARY



OFFICE 1

OFFICE 2

pond

Marle Place Road



OFFICE 1 CONVEYANCE PLAN
SCALE 1:200

1:200



| | | | |
|---|-----------------------------|--|--|
| PROJECT TITLE RESIDENTIAL DEVELOPMENT TONG FARM, MARLE PLACE ROAD BRECHLEY, KENT, TN12 7HS | | DRAWING TITLE CONVEYANCE PLAN OFFICE 1 | |
| DATE JUN 2023 | DRAWING NUMBER BDS-TF-10 | REVISION | |

BUILDING
DESIGN STUDIO
NEEDS ARCHITECTURE



Building Design Studio: 30 Kingshill Avenue, Kingshill, West Malling, Kent, ME10 5AE.
T: 01732 428847 E: info@bdsstudio.co.uk Web: www.bdsstudio.co.uk

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SITE AS AT JANUARY 2025



FRONTAGE OF SITE TO MARLE PLACE ROAD - JANUARY 2025