



**TO LET** 50 SQ M (540 SQ FT)

**GROUND FLOOR OFFICE — WITH AMPLE ON-SITE PARKING**

**SOUTH LODGE, BULLEN COURT BUSINESS CENTRE, BULLEN LANE, EAST PECKHAM, TN12  
5LX**

**bracketts** est. 1828

## LOCATION

Bullen Court Business Centre is north of East Peckham, situated on the western side of Bullen Lane about a mile or so south of the junction with the B2016 Seven Mile Lane, leading to Junction 2A, M26 connecting to M20 and M25.

The property is in a rural location, but East Peckham village is around 200 metres or so to the south, with a Co-Op store 800 metres away.

## DESCRIPTION

Comprises a converted Grade II Listed agricultural building providing several office suites and retaining many period features, with access off the courtyard via Bullen Lane.

The unit provides a single open plan office with a tea station installed and WC.

There is ample on-site parking.

## FLOOR AREA

The unit has the following approx. net internal floor area:

**50 sq m (540 sq ft)**

## TERMS

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

## RENT

To be let by way of a new lease on terms to be agreed at a commencing rent of £12,000 per annum, plus VAT, payable quarterly in advance.

## VAT

VAT is applicable.

## SERVICE CHARGE

A service charge will be payable. Details available upon request.

## BUSINESS RATES

From the VOA website, the property has a description of "Office and Premises" with a Rateable Value of £6,800.

UBR for 2024/2025 is 49.9p in the £.

## EPC

We are advised an EPC is not required.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DEPOSIT

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

## VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**Dominic Tomlinson**

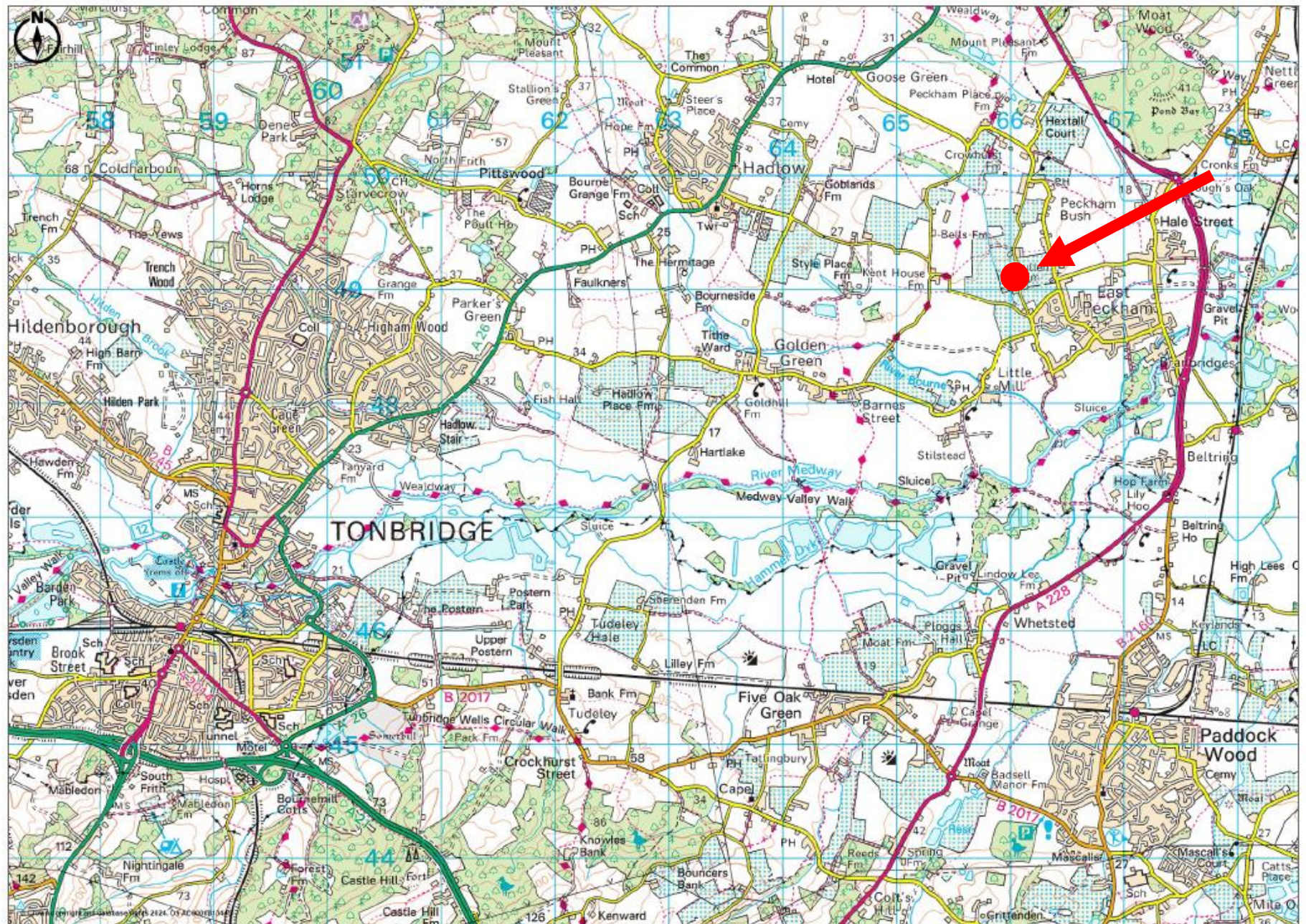
[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

*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.









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**APPROX. 50 SQ M (540 SQ FT)**

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BULLEN COURT BUSINESS CENTRE  
BULLEN LANE  
EAST PECKHAM  
TN12 5LX**

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Tunbridge Wells, Kent  
Tel: (01892) 533733

## **AMENITIES**

- Ample on-site car parking
- Fitted carpets
- Double glazed lockable windows
- Ample double power units
- Separate male, female and disabled WC's
- Tea making facility per unit with sink
- Electric heating
- Cat II lighting
- Fire Alarm System
- Telecoms

