



TO LET

OFFICES RANGING FROM 66.51 SQ M – 212.54 SQ M (715 SQ FT – 2288 SQ FT)
AVAILABLE ON A FLOOR-BY-FLOOR BASES OR AS A WHOLE UNITS 2 & 3
LONGBROOKS, KNOWLE ROAD, BRENCHLEY, TN12 7DJ

est. 1828
bracketts

LOCATION

Longbrooks is approx. 1.5 miles south east of Paddock Wood, in a delightful rural location.

Paddock Wood has a main line station providing a train service to London in approx. 1 hour and the M20 and M26 are within around 11 miles and the M25 is 16 miles drive via Hale Street by-pass. Tunbridge Wells and Tonbridge are both about 7 miles away and Maidstone 10 miles.

DESCRIPTION

Longbrooks comprises of former agricultural barns and outbuildings comprising of 5 units. The offices are light and airy, offering pleasant rural views. The property configuration is designed in a way that allows both suites to be let either as one or two self-contained units with communal front entrance.

Unit	Sq M	Sq Ft
2 GF	49.23	530
3 FF	66.51	716
2 GF	96.80	1,042
Total	212.54	2,288

RENT

Rent on application, plus VAT if levied.

RENTAL DEPOSIT

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

AMENITIES / SPECIFICATION

- Both Suites have a private kitchen
- Fire and security alarms
- Central heating
- Cat II lighting
- Ample Parking
- Private WC's
- Door Entry System

BUSINESS RATES

Enquiries of the VOA Website indicate that the whole of the property is assessed for rates as follows:

Both units are currently let by one tenant which is currently listed as 'Office and premises' with a Rateable Value of £31,000.

The UBR for 2025/26 is 49.9p in the £.

SERVICE CHARGE

A service charge is payable – further details upon application.

POSSESSION

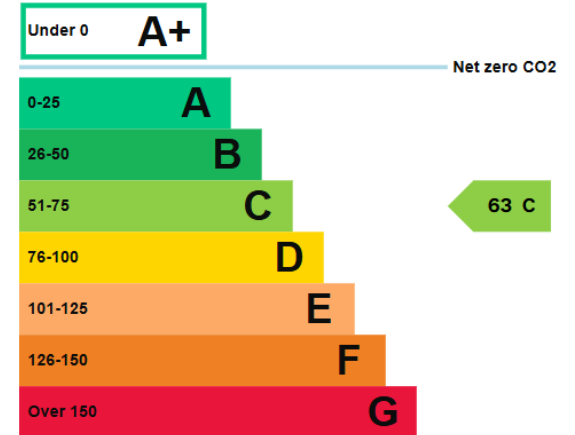
~~Possession will be granted upon completion of legal formalities or earlier by arrangement.~~

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.

LEGAL COSTS

Each party to bear their own legal costs.

EPC



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

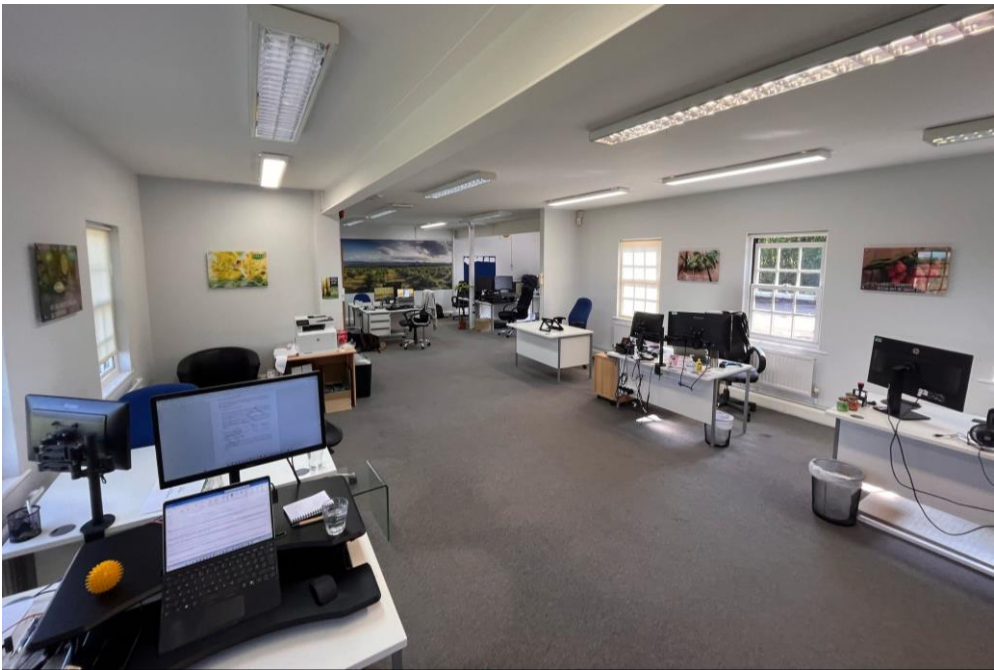
Joshua O'Brien

joshua.o'brien@bracketts.co.uk

Dominic Tomlinson

dominic.tomlinson@bracketts.co.uk

Subject to contract



TO LET

OFFICES

66.51 – 212.54 SQ M (715 - 2288 SQ FT)

UNITS 3 & 4 LONGBROOKS
KNOWLE ROAD
BRENCHLEY
TONBRIDGE
KENT
TN12 7DJ

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

est. 1828
bracketts

 **CoStar AWARDS**
2025 ANNUAL AWARDS

WINNER
TOP AGENCY

