



TO LET 341.56 SQ M (3,675 SQ FT)

FIRST FLOOR CLASS E UNIT - SUITABLE FOR A VARIETY OF USES STP

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

The premises comprise a first-floor Class E unit now, situated within the roundel of a traditional oast building. The unit forms part of a thriving business community.

It benefits from gas-fired central heating, electric power supply, and stripped fluorescent lighting. Please note, the unit does not have a direct water supply. However, shared toilet and kitchen facilities are available within the building.

The wider site is home to several established businesses, including The Cake Bake, The Cutting Oast, and Shires Oast Weddings, contributing to a dynamic and collaborative working environment. Externally the property benefits from a communal parking area.

PLANNING

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

FLOOR AREA

First Floor	197.86 sq m	(2129 sq ft)
Roundels x 5	143.70 sq m	(1,546 sq ft)
Total	341.56 sq m	(3,675 sq ft)

All areas are approximate and interested parties are advised to verify all measurements themselves

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

£32,000 per annum exclusive.

SERVICE CHARGE

A service charge will be levied for the upkeep of common parts.

RENTAL DEPOSIT

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

VAT

We are informed VAT is not applicable.

BUSINESS RATES

To be assessed.

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**

Josh O'Brien

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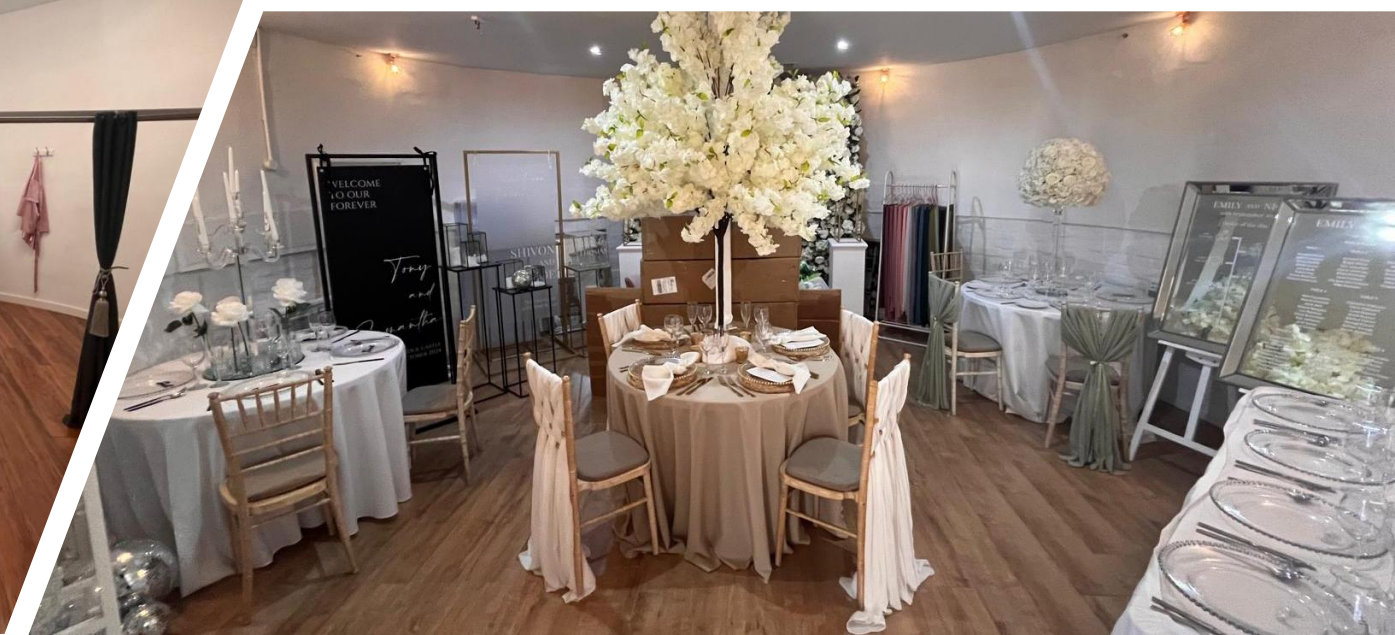
Dominic Tomlinson

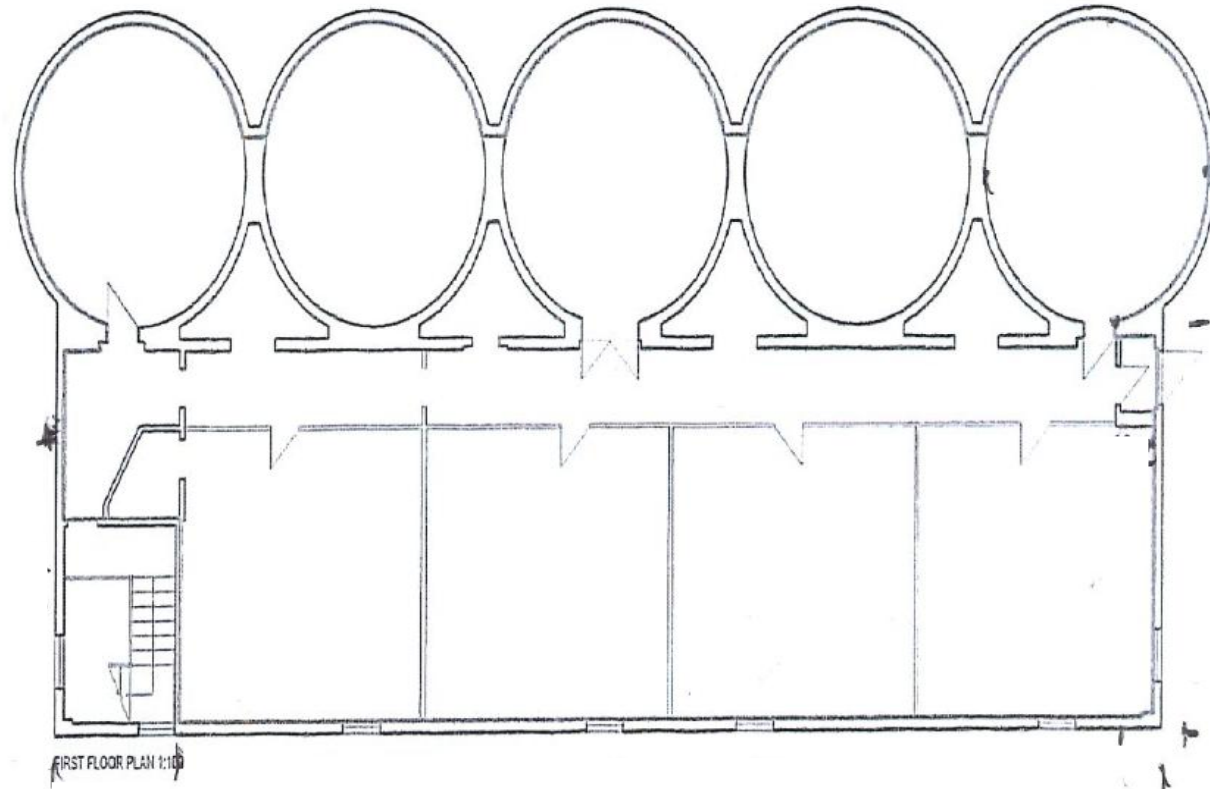
dominic.tomlinson@bracketts.co.uk

Subject to contract and lease

Important Notice

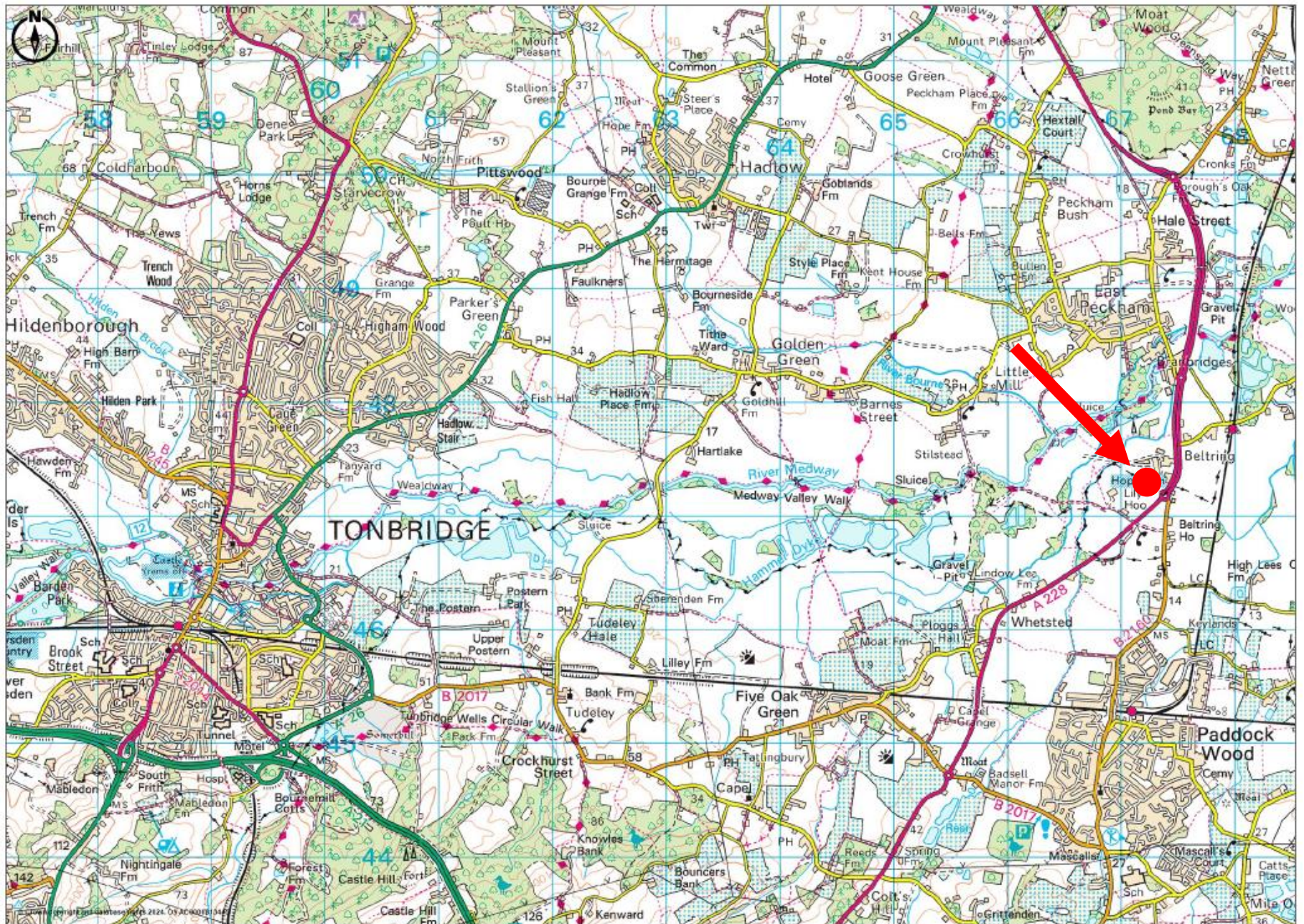
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FIRST FLOOR PLAN 1:100

Indicative Use Only



**Independent estate agents in
Tunbridge Wells and
Tonbridge, serving our local
communities for over 195
years**



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Tonbridge

Address: 132 High Street, Tonbridge, Kent TN9 1BB
T: 01732 350503

Royal Tunbridge Wells

Address: 27-29 High Street, Tunbridge Wells, Kent TN1 1UU