



**TO LET** 94 SQ M (1,018 SQ FT)

FIRST FLOOR OFFICES – WITH 4 ALLOCATED CAR PARKING SPACES

UNIT 1, LONGBROOKS, KNOWLE ROAD, BRENCHLEY, TONBRIDGE, 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 a refurbished scheme of former agricultural barns and outbuildings comprising of 5 units. The offices are light and airy, offering pleasant rural views.

First Floor – (94 sq m) 1,018 sq. ft.

Two separate offices to both sides of a staircase landing with a WC and tea making area.

## AMENITIES / SPECIFICATION

- 4 car parking spaces
- Fire and security alarms
- Central heating
- Skirting or dado trunking
- Cat II lighting

## TERMS & RENT

Ground Floor - LET

First Floor - available by way of a new effective full repairing and insuring lease for a term by arrangement at **£10,000** per annum payable quarterly in advance plus VAT.

## RENTAL DEPOSIT

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

## BUSINESS RATES

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

The unit is currently listed as 'Warehouse and premises' with a Rateable Value of £13,150

The UBR for 2024/25 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.

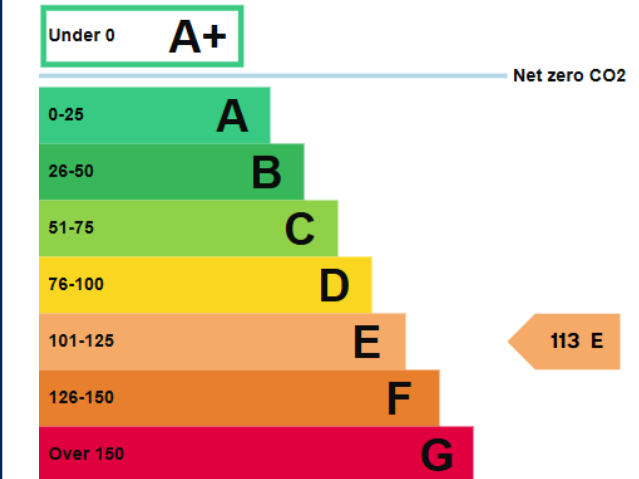
### Important Notice

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**

**Dominic Tomlinson**

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

**Abbey Mitchell**

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*Subject to contract*





**TO LET**

**FIRST FLOOR OFFICES  
1,018 SQ FT (94 SQ M)**

UNIT 1 LONGBROOKS  
KNOWLE ROAD  
BRENCHLEY  
TONBRIDGE  
KENT  
TN12 7DJ



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