



FOR SALE / TO LET approx. 595 sq m. (6,400 sq ft.)
ATTRACTIVE AIR CONDITIONED OFFICES WITH EXCELLENT PARKING
TATLINGBURY OAST, FIVE OAK GREEN, TONBRIDGE, KENT, TN12 6RG

est. 1828
bracketts

LOCATION

Tatlingbury Oast is very prominently situated on the Five Oak Green Road/ B2017 at the junction with Church Lane.

Five Oak Green is a typical small Kent village with post office stores and a pub in a broadly rural location although only some two miles from nearby Paddock Wood and 4 miles from Tonbridge. The M26 and M20 motorways are around 9 miles to the north and the A21 is 2.5 miles away and provides dual carriageway link to J5 of the M25 at Sevenoaks 8 miles to the north.

Both Tonbridge and Paddock Wood mainline stations provide direct rail services to London Bridge, Waterloo, Charing Cross and Cannon Street.

DESCRIPTION

The property comprises a large detached converted Listed oast house. The conversion was carried out around 15 years ago. Most of the accommodation comprises open plan office space with the oast roundels providing additional offices, meeting rooms and amenity space.

FLOOR AREAS

The building has the following approx. net internal floor areas:

	SQ M	SQ FT
GROUND FLOOR	273	2,927
FIRST FLOOR	322	3,473
TOTAL	595	6,400

AMENITIES / SPECIFICATION

- 45 car spaces
- Air conditioning
- Fire alarm and emergency lighting system
- Door entry system
- Attractive period features
- Male, Female and Disabled WCs
- Kitchen
- Part underfloor trunking

TO LET

Available to let by way of a new lease on full repairing and insuring terms.

£130,000 per annum payable quarterly in advance. The rent will be subject to periodic upward only rent reviews.

FREEHOLD

Price on application.

VAT

The building is elected and VAT will be payable on the rent/price.

RENTAL DEPOSIT

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

BUSINESS RATES

The building is rated as an ‘Office and premises’ with a rateable value of £94,500. The current UBR for 2024/25 is 54.6p to the £.

EPC

Awaited

POSSESSION

Possession will be granted upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

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Subject to contract

Important Notice
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