



FOR SALE - Air Conditioned Office with Parking
NIA Approx. 928ft² [86.2m²]
High Weald House, Petteridge Lane, Matfield TN12 7LT

When experience counts...

est. 1828
bracketts

**FOR SALE
WITH VACANT POSSESSION**

FREEHOLD OFFICE WITH PARKING

NIA APPROX. 928FT² [86.2M²]

GUIDE PRICE £275,000

**HIGH WEALD HOUSE
PETTERIDGE LANE**

**MATFIELD
KENT
TN12 7LT**



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)		
High Weald House Petteridge Lane Matfield Tunbridge Wells TN12 7LT	Energy rating B	Valid until 4 June 2028
Property type Offices and Workshop/Businesses		Carbon footprint 56.1 CO2e/m ² /year (2019)
Total floor area 10 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		
If typical of the building stock		

LOCATION / SITUATION

Matfield is a small village located approximately 6 miles east of Royal Tunbridge Wells.

The property is situated on Petteridge Lane to the south of Matfield and approximately 1.5 miles from the A21.

The property is situated on the southern side of Petteridge Lane in a predominantly residential area.

DESCRIPTION

Single storey air-conditioned office building with forecourt parking. The property benefits from partitioned offices, kitchen, ladies and gents wc's, double glazing, fitted carpets and perimeter trunking.

The property may suit other uses (subject to securing planning and any other statutory consents that may be required).

ACCOMMODATION

Ground Floor:

Offices	NIA approx.	837ft ² [77.7m ²]
Kitchen / Staff	NIA approx.	91ft ² [8.4m ²]

Total **NIA approx. 928ft² [86.2m²]**

Forecourt car parking

TENURE

Freehold [Title K968771] with vacant possession.

GUIDE PRICE

£275,000 [Two Hundred and Seventy Five Thousand Pounds].

VAT

We are advised that the sale price will not attract VAT.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the property is described as Offices and Premises and has a Rateable Value of £14,500.

The small business non-domestic rating multiplier for 2025 / 2026 is 49.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

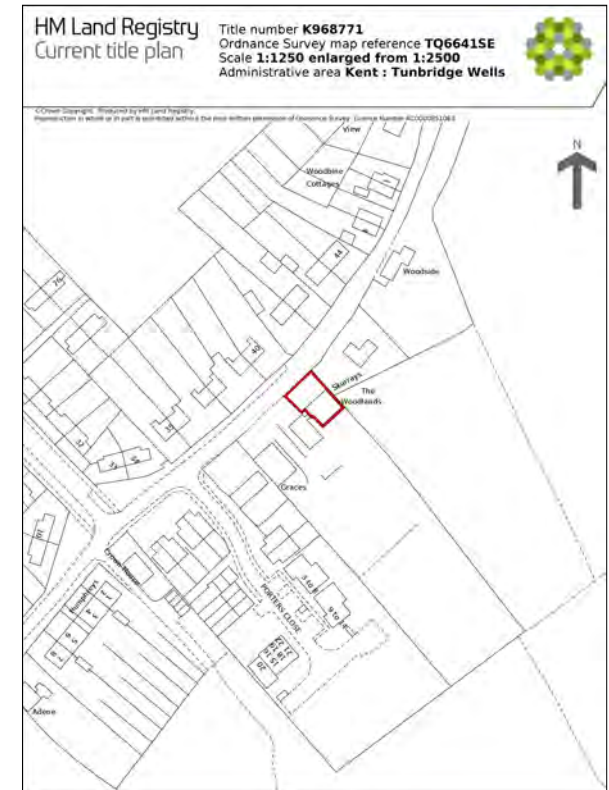
Strictly by prior appointment with the sole agent:
Bracketts

Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



Red line indicative

SUBJECT TO CONTRACT AND PROOF OF FUNDS

17.09.25.DB

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.

