

TO LET



TO LET - Office / Business Unit with Parking  
GF - GIA Approx. 888ft<sup>2</sup> [82.5m<sup>2</sup>] FF - GIA Approx. 467ft<sup>2</sup> [43.3m<sup>2</sup>]  
Unit 1, Pickhill Business Centre, Tenterden, Kent TN30 7LZ

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**OFFICE / BUSINESS UNIT**

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**FF- GIA APPROX. 467 FT<sup>2</sup> [43.3 M<sup>2</sup>]**

**UNIT 1**

**PICKHILL BUSINESS CENTRE**

**SMALLHYTHE ROAD**

**TENTERDEN**

**KENT**

**TN30 7LZ**

**bracketts**  
est. 1828

27/29 High Street  
Tunbridge Wells  
Kent

TN1 1UU

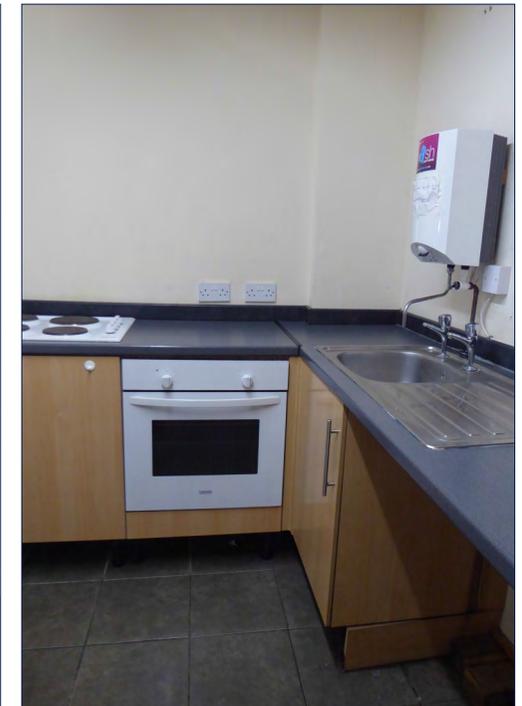
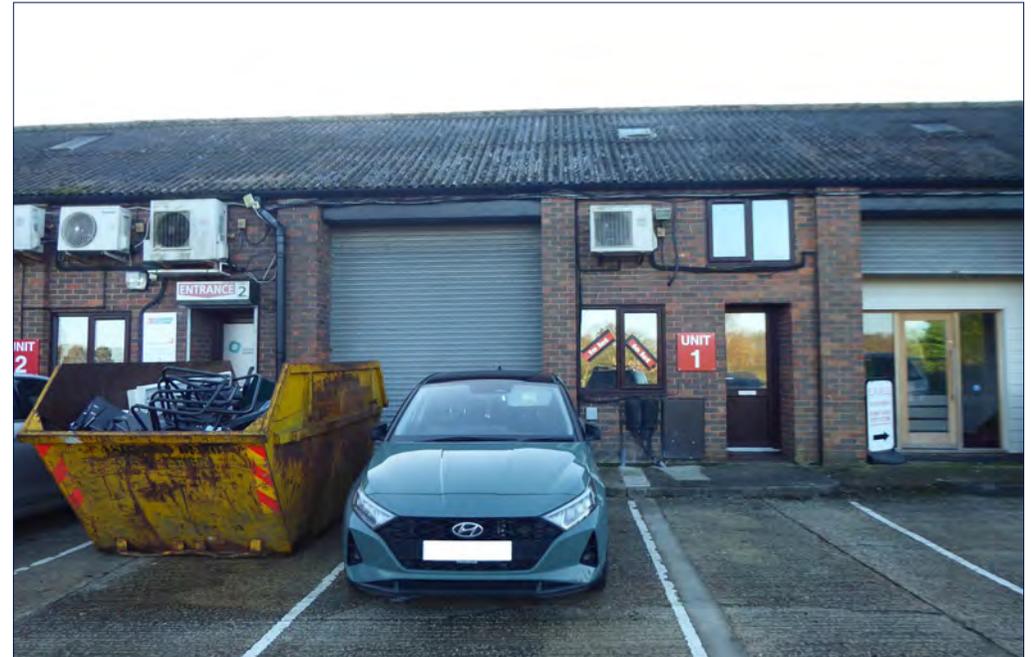
Tel: (01892) 533733

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

Tenterden is an affluent market town located in the heart of Kent, approximately 19 miles east of Royal Tunbridge Wells, and approximately 10 miles south west of Ashford.

Pickhill Business Centre is located on Smallhythe Road approximately 1.3 miles south of Tenterden town centre, providing ample parking in an established landscaped setting.

## DESCRIPTION

Traditional business unit converted to create offices on ground and first floors.

The accommodation benefits from air conditioning, electric heating, carpets, kitchen and WC.

## ACCOMMODATION

GF - GIA Approx. 888 ft<sup>2</sup> [82.5 m<sup>2</sup>]  
FF - GIA Approx. 311 ft<sup>2</sup> [28.9 m<sup>2</sup>]  
FF - GIA Approx. 156 ft<sup>2</sup> [14.5 m<sup>2</sup>]\*

7 car parking spaces

\*Area with head height below 1.5m

### 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.

## LEASE

The unit is available by way of new effective full repairing and insuring lease for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the leases.

## GUIDE RENT

£15,000 per annum exclusive

Rent payable quarterly in advance on the usual quarter days.

## VAT

We are advised that VAT is applicable.

## RENTAL DEPOSIT

The incoming Tenant will be required to provide a rental deposit to be held throughout the Term.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Offices, showroom and premises" with a Rateable Value of £13,750 from 1 April 2026.

The small business non-domestic rate multiplier for 2026/2027 is 43.2 pence in the £.

Subject to satisfying certain criteria the incoming Tenant may qualify for small business rate relief.

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.

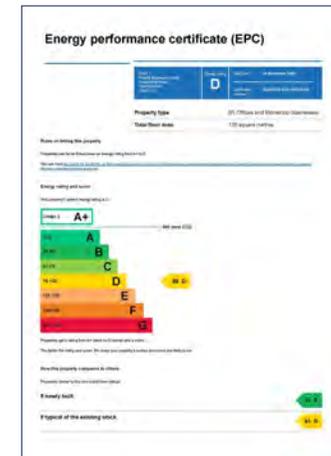
## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**

Contact: Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, GUARANTOR, DEPOSITS, ETC.**  
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