

**FOR SALE**  
**REVISED GUIDE PRICE**



**FOR SALE - Air Conditioned Office with Parking**  
**NIA Approx. 928ft<sup>2</sup> [86.2m<sup>2</sup>]**  
**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. 928FT<sup>2</sup> [86.2M<sup>2</sup>]**

**GUIDE PRICE £265,000**

**HIGH WEALD HOUSE  
PETTERIDGE LANE**

**MATFIELD**

**KENT**

**TN12 7LT**



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Tunbridge Wells  
Kent

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## 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 wcs, 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 <sup>2</sup> [77.7m <sup>2</sup> ]
Kitchen / Staff	NIA approx.	91ft <sup>2</sup> [8.4m <sup>2</sup> ]

**Total NIA approx. 928ft<sup>2</sup> 86.2m<sup>2</sup>]**

Forecourt car parking

### 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.

## TENURE

Freehold [Title K968771] with vacant possession.

## GUIDE PRICE

£265,000 [Two Hundred and Sixty 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 rising to £16,750 on 1 April 2026.

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:

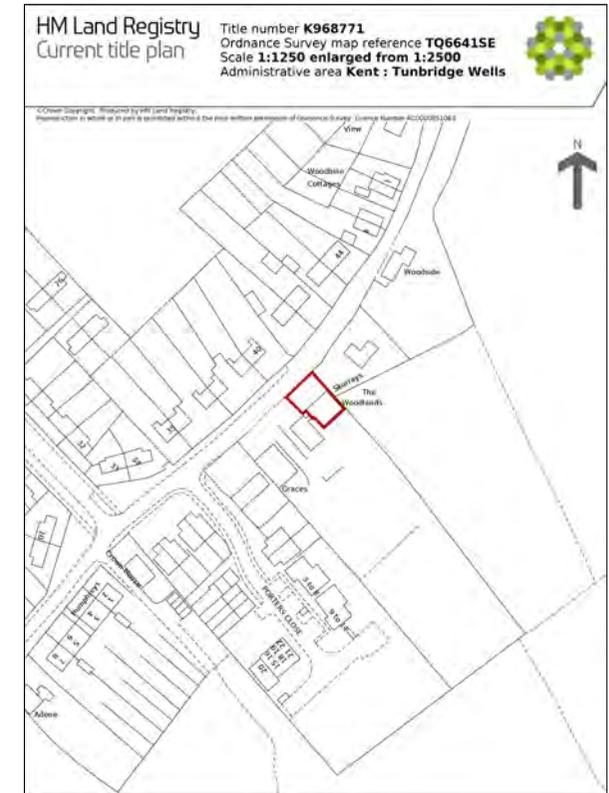
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Red line indicative

**SUBJECT TO CONTRACT AND  
PROOF OF FUNDS**

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