

OFFICE BUILDING
APPROX. 25,254 SQFT (2,347 SQ M)

FOR SALE/ TO LET

**UP TO 10 ACRES OF ADJOINING INDUSTRIAL LAND ALSO
AVAILABLE BY SEPARATE NEGOTIATION**



bracketts
est. 1828

**ENTERPRISE HOUSE, YALDING ENTERPRISE PARK,
HAMPSTEAD LANE, YALDING, KENT ME18 6HJ**

**A RARE OPPORTUNITY TO ACQUIRE
OFFICE PREMISES AT A NEW
ENTERPRISE HUB
APPROX. 25,254 SQ FT (2,347 SQ M)**

FOR SALE/ TO LET

**Enterprise House, Yalding Enterprise Park,
Hampstead Lane, Yalding, Kent ME18 6HJ**



132 High Street
Tonbridge
Kent
TN9 1BB

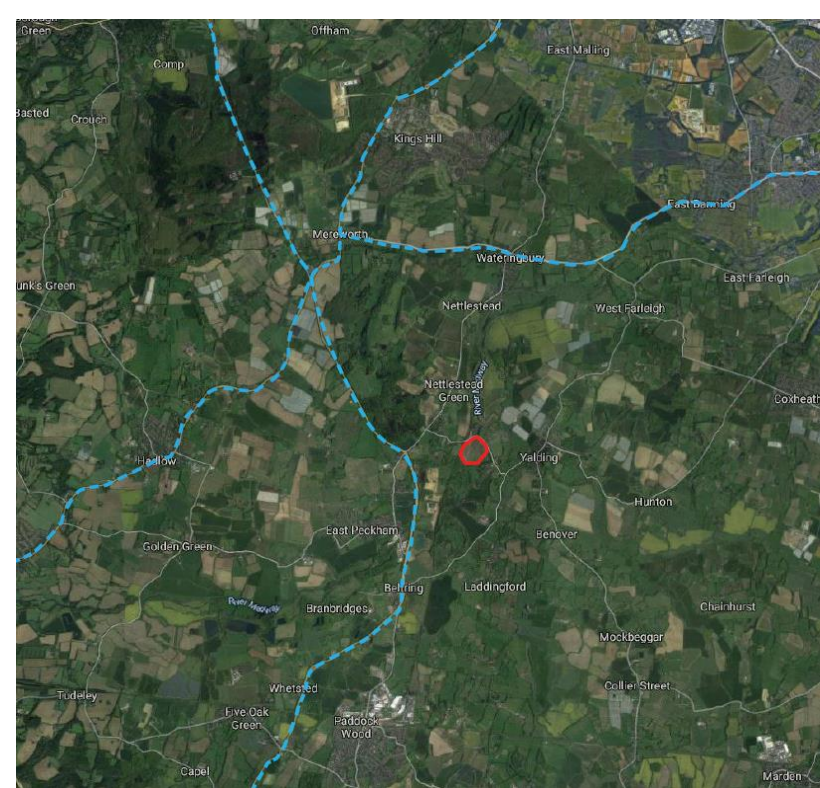
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

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Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



LOCATION

The office building is located in Yalding, West Kent, situated prominently to the northern end of the proposed Yalding Enterprise Park. Yalding is approximately 10 miles east of Tonbridge, 4 miles north of Paddock Wood and 8 miles south of Maidstone. The site is well connected with the A228 being 0.6 miles to the west providing access to Junctions 2 & 4 of the M20/M26 motorways, approximately 7.5 miles to the north. These junctions provide good strategic access to the Port of Dover, Central London and the M25 London Orbital.

Local access to several market towns can be achieved via the A228 including Kings Hill, Maidstone, Paddock Wood and Tunbridge Wells. Rail services are available from Yalding Station, opposite the property, which provides access to Tonbridge in 15 minutes. London Charing Cross can be reached within 70 minutes via a change at Tonbridge. The journey time to London St Pancras is approximately 80 minutes via a change at Strood Station.

Amenities are available locally with the Boathouse pub immediately to the south and a village store, additional pub & eateries and doctors surgery in Yalding Village (approx. 1 mile east). Supermarket facilities are available in Paddock Wood (Waitrose) with a wider range of amenities available in Maidstone, Tunbridge Wells and Tonbridge.

DESCRIPTION

An existing office headquarters building that is to be refurbished.

A planning application has been submitted for the refurbishment which includes proposals for ample car parking and landscaping.

Further information can be found at the following:
<https://pa.midkent.gov.uk/online-applications/>

Planning reference number: 19/504783/FULL.

YALDING ENTERPRISE PARK

Enterprise House will form part of Yalding Enterprise Park. Planning has been submitted for a new enterprise hub comprising approximately 500,000 sq. ft. of new buildings on a 40-acre site.

FLOOR AREAS

The proposed approximate gross internal floor areas are:

Floor	Sq M	Sq Ft
Ground	783	8,425
First	606	6,521
Second	716	7,704
Third	242	2,604
Total	2,347	25,254

TERMS

Available to be let by way of a new lease/s on full repairing and insuring terms. Consideration will be given to the letting of individual floors or parts of floors.

OR

Freehold Sale (can be purchased in existing condition or with the benefit of the refurbishment, subject to planning consent).

RENT/ PRICE

On application.

Offers for the built out refurbishment scheme will also be considered.

Up to 10 acres of adjoining industrial land suitable for B1/B2/B8 uses, subject to planning, also available by separate negotiation.

VAT

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

RENTAL DEPOSIT

Ingoing tenants will be required to provide a rental deposit as security.

BUSINESS RATES

Not yet assessed.

EPC

Awaited (building undergoing refurbishment).

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 – 01732 350503.

Contact: Dominic Tomlinson
Dominic.tomlinson@bracketts.co.uk

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.



Proposed South Elevation



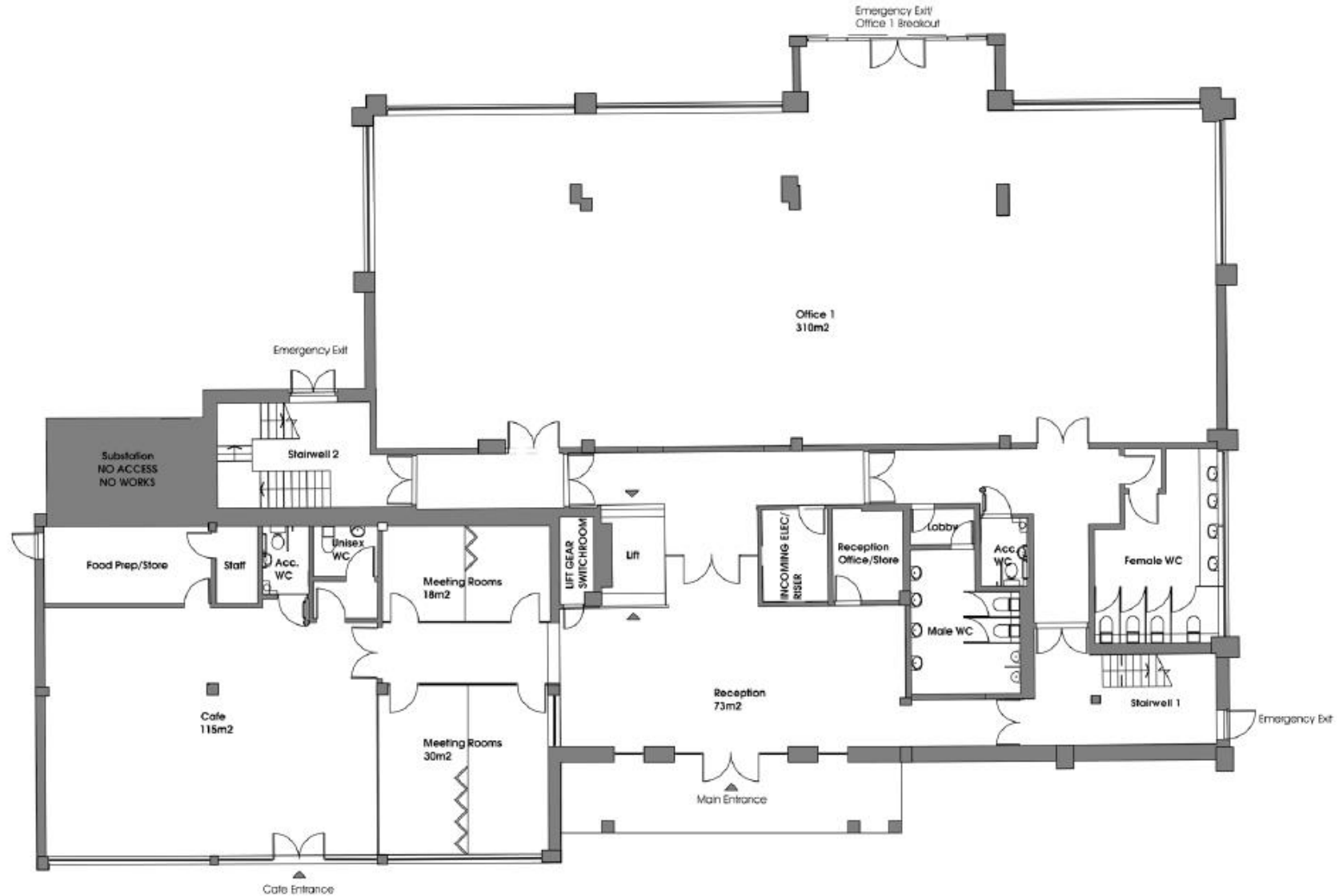
Proposed West Elevation



Proposed North Elevation



Proposed East Elevation



yalding enterprise park

proposed office layout - ground floor

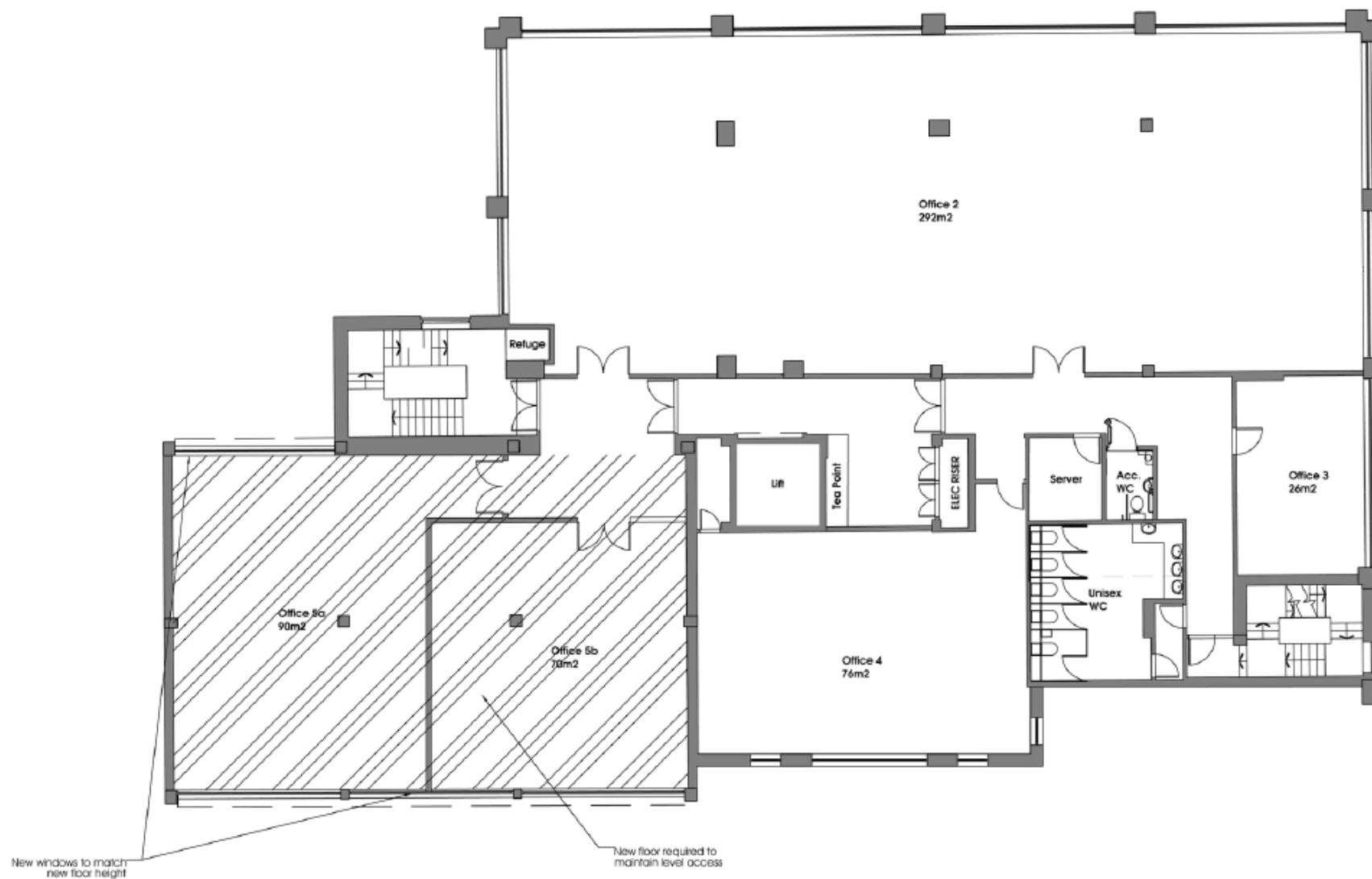


number: 4092/P203 | date: july 2019 | scale: 1:100@A2 | din: ral chk.d: gve appd: ge

subject to site survey and I.A. approvals
client:

gdm architects

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yalding enterprise park

proposed office layout - first floor

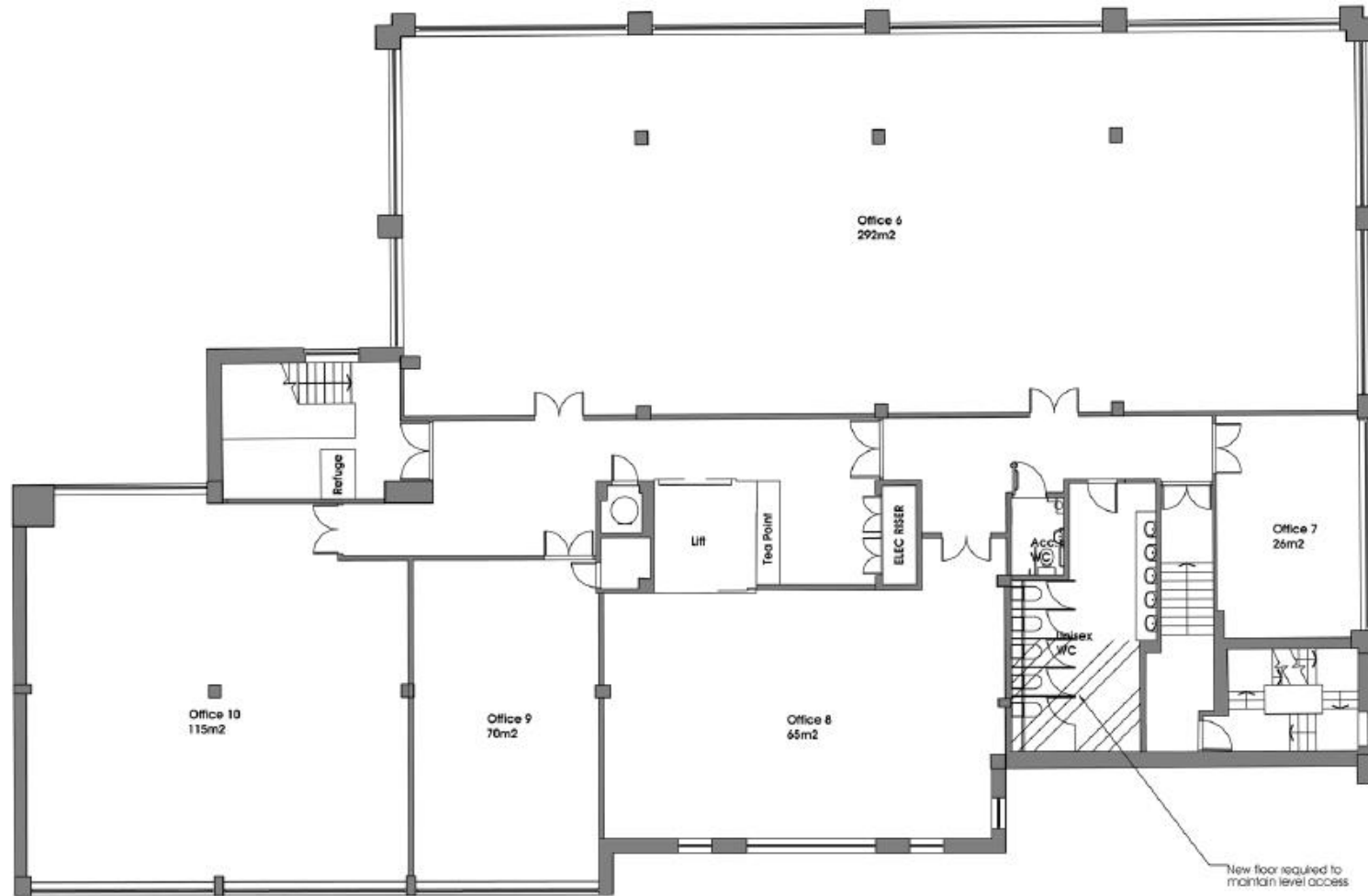


number: 4092/P204 | date: july 2019 | scale: 1:100@A2 | dm: ral chkd: gve appd: ge

subject to site survey and l.a. approvals
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yalding enterprise park

0 1 2 5 10m

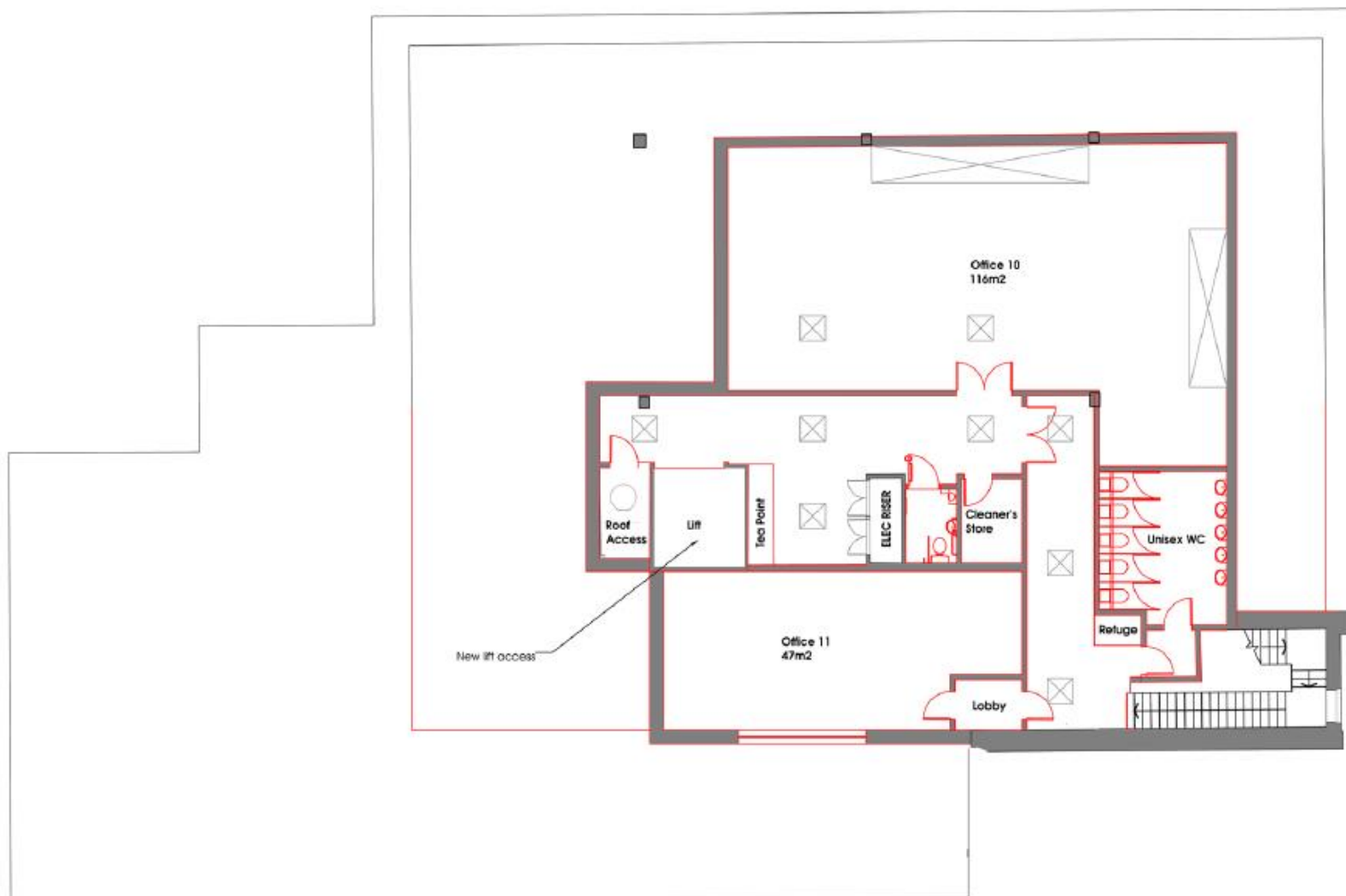
proposed office layout - second floor

number: 4092/P205 | date: july 2019 | scale: 1:100@A2 | dm: ral chkd: gve appd: ge

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yalding enterprise park

0 1 2 5 10m

proposed office layout - new third floor

number: 4092/P206 | date: july 2019 | scale: 1:100@A2 | dm: ral chkd: gve appd: ge

subject to site survey and l.a. approvals
client:

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