

TO
LET



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TO LET - BUSINESS UNIT / WORKSHOP

GIA APPROX. 1,686FT² [156.6M²]

Units 5 & 8 Forstal Farm Business Park, Goudhurst Road, Nr. Lamberhurst, TN3 8AG

est. 1828
bracketts

TO LET

BUSINESS UNIT / WORKSHOP

GIA APPROX. 1,686FT² [156.60M²]

**UNITS 5 & 8
FORSTAL FARM BUSINESS PARK
GOUDHURST ROAD
NR. LAMBERHURST
KENT
TN3 8AG**



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Kent
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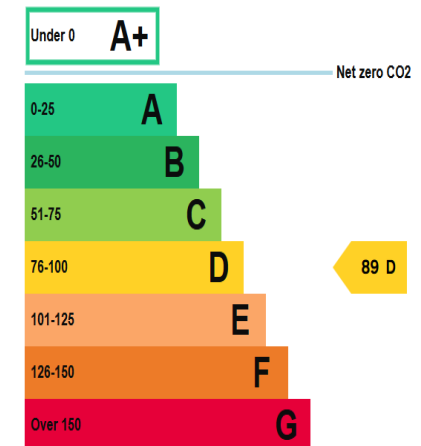
Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy rating and score

This property's energy rating is D.



LOCATION / SITUATION

The property is located at Forstal Farm Business Park approximately 9 miles South East of central Tunbridge Wells and approximately 1 mile North East of Lamberhurst.

From Tunbridge Wells take the A21 South towards Lamberhurst. Take a left turn on to the A262 signposted to Goudhurst and almost immediately turn right into Forstal Farm. Proceed along the lane and turn right in front of the Oasthouse - the unit is positioned at the far end of the block.

DESCRIPTION

Business Unit / Workshop within a rural business park.

ACCOMMODATION

GIA Approx. 1,686ft² [156.6m²]

AMENITIES

- Concrete floor
- Eaves - approx. 10' 0"
- 2 x roller shutter doors
- Office / store
- Use of shared WC services

LEASE

The unit is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The Provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

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.

GUIDE RENT

£16,860 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

Payable if applicable. We are advised that the Landlord does currently charge VAT

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are assessed for rates as follows:

Description: Workshop and Premises
Rateable Value: £11,250.

The small business rate multiplier UBR for 2025 / 2026 is 49.9p in the £.

Subject to satisfying certain criteria the ingoing 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.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit to be held throughout the term.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the transaction.



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VIEWING

Strictly by prior appointment with the sole letting agent:

Bracketts Tel: 01892 533733

Darrell Barber MRICS

M: 07739 535468

E: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC

WITHOUT PREJUDICE TO EXISTING LEASE 03.12.25.DB

