



**TO LET** 90.58 SQ M (975 SQ FT)

OFFICE WITH PARKING

THE OLD BARN, DOWNS COURT, YALDING HILL, YALDING, ME18 6AL

est. 1828  
**bracketts**

## LOCATION

Downs Court is in a semi-rural location 1.5 miles north east of Yalding on Yalding Hill, the B2010, and is around 5 miles or so south west of Maidstone.

Rail services are available from Maidstone to London Victoria or Cannon Street with a journey time of around 60 minutes.

## DESCRIPTION

Downs Court comprises a courtyard conversion of a number of old farm buildings together with several units constructed more recently.

The Old Barn comprises a single storey office unit of brick construction below a tiled roof. The building provides a good sized general office area plus private office or meeting room and small store.

There is a separate tea making area and male and female WC's.

The unit benefits from a large car park with flexible parking arrangements. The ingoing tenant will also have use of EV charge points.

## FLOOR AREA

The unit has the following approx. net internal floor area:

Approx. 90.58 sq m (975 sq ft)

## TERMS

The property is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

## RENT

POA (*paid quarterly in advance*)  
VAT is payable.

## SERVICE CHARGE

The Tenant will be required to provide a maintenance fee. We understand the current estimate is £150 pcm +VAT.

## BUSINESS RATES

According to the VOA website, the units are described as 'Offices & premises' with a Rateable Value of £11,000.

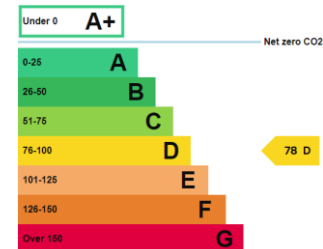
UBR for 2024/25 is 49.9p in the £.

Subject to satisfying any qualifying criteria, the ingoing tenant may qualify for Small Business Rates relief.

Any interested parties are advised to verify this with the Local Rating Authority.

## EPC

78D



## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through sole agents Bracketts:

01732 350503

**Dominic Tomlinson**

[dominic.tomlinson@bracketts.co.uk](mailto:dominic.tomlinson@bracketts.co.uk)

*Subject to contract*

### 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.



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132 High Street

Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

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

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

Also at 27-29 High Street,

Tunbridge Wells, Kent

Tel: (01892) 533733

