



TO LET 186.27 SQ M (2,005 SQ FT)

GROUND FLOOR OFFICE SUITE WITH PARKING

**SUITE 1, MOAT FARM OAST, WHETSTED ROAD, FIVE OAK GREEN,
TONBRIDGE, KENT, TN12 6RR**

bracketts est. 1828

LOCATION

Situated in a semi-rural location, Moat Farm Oast is on the edge of Five Oak Green Village.

The property is surrounded by open countryside yet within easy reach of the mainline stations of Paddock Wood (2.5 miles), Tonbridge (5 miles) and Tunbridge Wells (7 miles).

Access on to the A21 at Tonbridge is about 4 miles and the M25 and the M20 are both accessible within approximately 20 minutes.

DESCRIPTION

The accommodation is located on the ground floor within a 3-storey brick Oast with 3 attached roundels sympathetically restored and refurbished to a high standard.

FLOOR AREA approx. NIA.

Suite I 186.27 sq m (2,005 sq ft)

TERMS

Available on an effective full repairing and insuring lease on terms to be agreed outside the provisions of L&T Act 1954.

RENT

£25,000 per annum exclusive, payable quarterly in advance, plus VAT.

AMENITIES/SPECIFICATION

- Flexible car parking
- Gas central heating
- Security Alarms
- Audio Visual access control
- Separate male and female WC's per floor
- Kitchen
- Cat 6 cabling through out
- High speed fibre optic communication link installed

SERVICE CHARGE

A service charge of £2,500 pa plus VAT is payable.

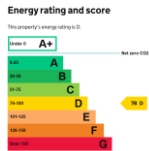
BUSINESS RATES

According to the VOA website, the suite has a Rateable Value of £28,000.

The UBR for 2024/25 is 49.9p in the £.

EPC

78D



Important Notice

Brackets, 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 Brackets 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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

POSSESSION

Upon completion of legal formalities.

VIEWING

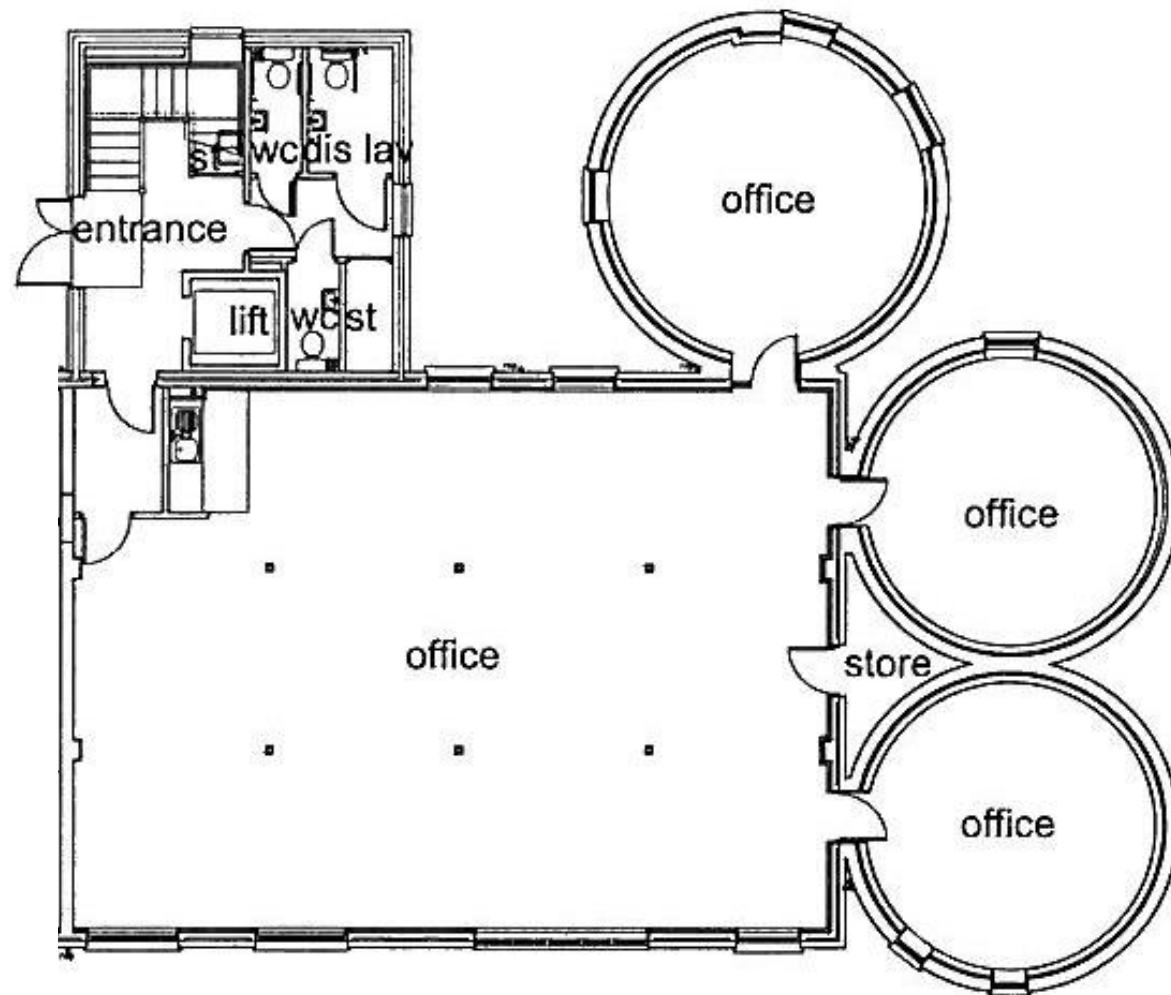
Strictly by appointment through joint agents Brackets:

01732 350503

Josh O'Brien
Joshua.o'brien@brackets.co.uk

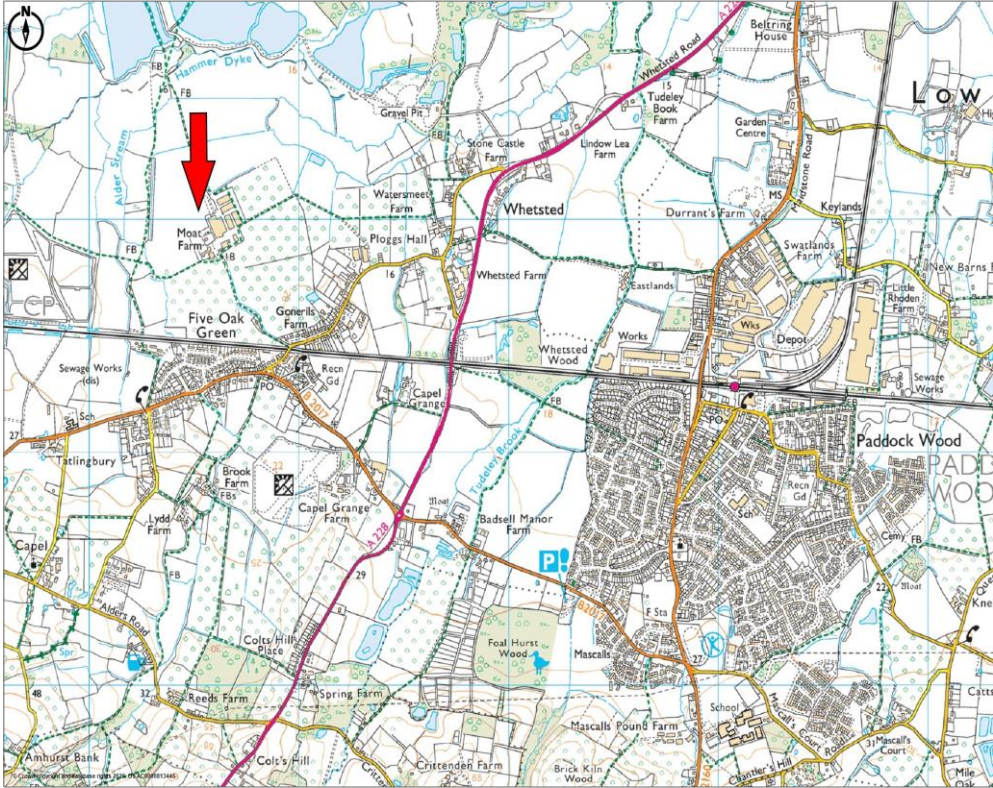
Dominic Tomlinson
dominic.tomlinson@bracketts.co.uk

Subject to contract

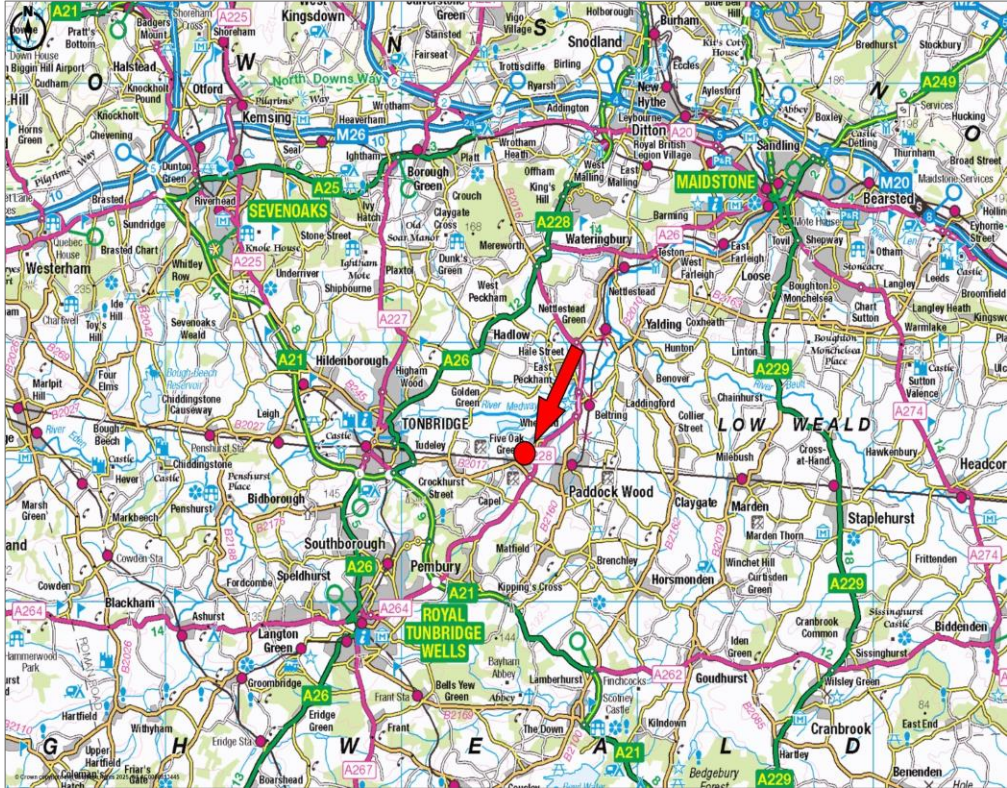


Ground Floor





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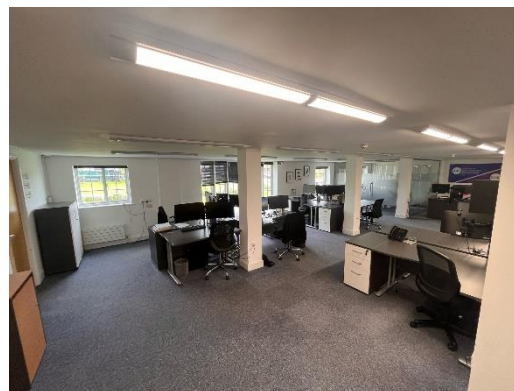
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