



TO LET - Second Floor Offices / Stores (available individually or as a whole)

From Approx. 199ft<sup>2</sup> [18.4m<sup>2</sup>] to Approx. 1,059ft<sup>2</sup> [98.3m<sup>2</sup>]\*

The Old Oast, Spelmonden Estate, Goudhurst, Kent, TN17 1HE

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**SECOND FLOOR OFFICES / STORES  
FROM APPROX. 199FT<sup>2</sup> [18.4M<sup>2</sup>]\*  
TO APPROX. 1,059FT<sup>2</sup> [98.3M<sup>2</sup>]\***

**ROUNDELS 2, 3, 4 & 5  
THE OLD OAST  
SPELMONDEN ESTATE  
GOUDHURST  
KENT  
TN17 1HE**

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

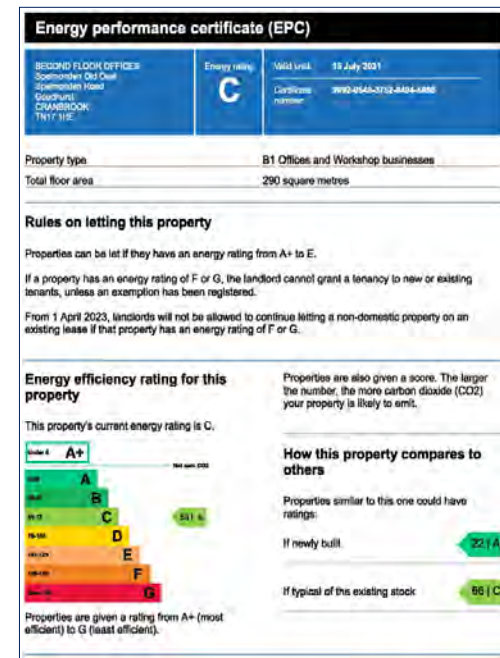
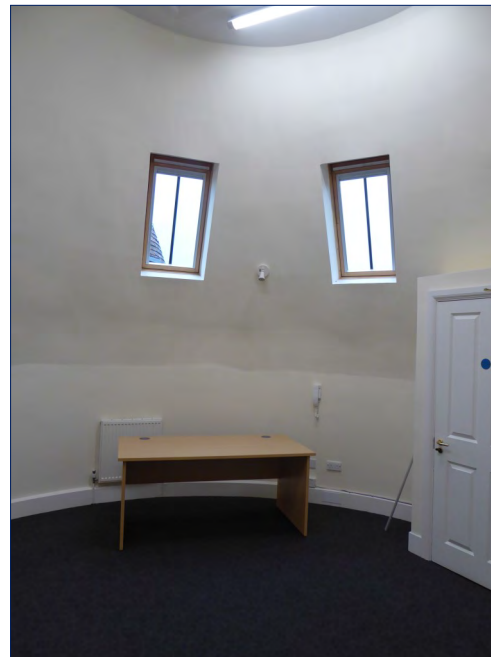
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

Spelmonden Estate is located on the A262 approximately 1.5 miles east of Goudhurst Village and just 1.2 miles from the A21 Lamberhurst Bypass. Tunbridge Wells town centre facilities and main line station are approximately 9 miles to the west.

## DESCRIPTION

The Old Oast is a Grade II Listed five roundel Oast House converted in 2003 to provide modern offices in an Area of Outstanding Natural Beauty.

The available accommodation comprises four second floor roundels which are available individually or as a whole.

## ACCOMMODATION

|           |                                                   |
|-----------|---------------------------------------------------|
| Roundel 2 | approx. 256ft <sup>2</sup> [23.7m <sup>2</sup> ]* |
| Roundel 3 | approx. 199ft <sup>2</sup> [18.4m <sup>2</sup> ]* |
| Roundel 4 | approx. 254ft <sup>2</sup> [23.5m <sup>2</sup> ]* |
| Roundel 5 | approx. 350ft <sup>2</sup> [32.5m <sup>2</sup> ]* |

**TOTAL** approx. 1,059ft<sup>2</sup> [98.3m<sup>2</sup>]\*

2 car parking spaces per Roundel

## AMENITIES

- Central heating via radiators
- Perimeter trunking
- Fully carpeted
- Door entry system
- Fire alarm system
- Male and Female WCs (communal facilities)
- Communal kitchen
- Electric car charging (via app)

### 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.

## LEASE

The Roundels are available by way of new effective Full Repairing and Insuring Leases 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(s).

## GUIDE RENT

|           |                  |
|-----------|------------------|
| Roundel 2 | £3,650 per annum |
| Roundel 3 | £2,800 per annum |
| Roundel 4 | £3,600 per annum |
| Roundel 5 | £5,000 per annum |

The rents are inclusive of service charge but exclusive of electricity (sub metered), business rates, telecoms and VAT.

## RENTAL DEPOSIT

The ingoing Tenant(s) will be required to provide a rental deposit to be held throughout the Term.

## BUSINESS RATES

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

|             |           |
|-------------|-----------|
| Roundel 2 - | RV £3,200 |
| Roundel 3 - | RV £2,750 |
| Roundel 4 - | RV £3,350 |
| Roundel 5 - | RV £4,350 |

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant(s) may qualify for small business rates relief.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## LEGAL COSTS

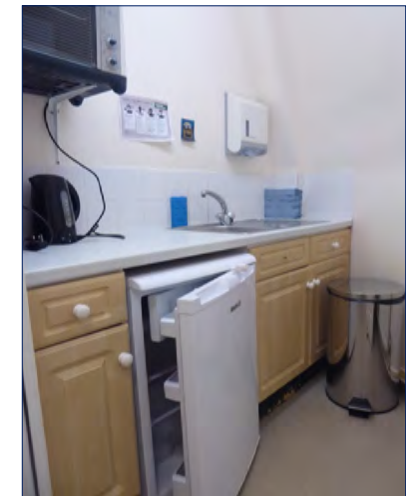
Each party to pay their own legal costs.

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts**

Contact: Darrell Barber MRICS Tel: 01892 533733

Mob: 07739 535468 Email: darrell@bracketts.co.uk



\*Floor areas provided by client - any interested party must rely upon own inspection and measurement

**SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.**

**Rev.26.04.24/DB**

