

TO LET



TO LET - Office/Business Unit - Flexible Space
GIA Approx. 2,281ft² [211.9m²] with parking
Unit 2 Pickhill Business Centre, Tenterden, Kent TN30 7LZ

When experience counts...

est. 1828
bracketts

TO LET

MODERN BUSINESS UNIT

GF - GIA APPROX. 1,335FT² [124.0M²]*

MEZZ - GIA APPROX. 946FT² [87.8 M²]*

UNIT 2

PICKHILL BUSINESS CENTRE

SMALLHYTHE ROAD

TENTERDEN

KENT

TN30 7LZ



(blue shaded area indicative only)



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

Tel: (01892) 533733

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503

Energy performance certificate (EPC)			
UNIT 2 Pickhill Business Centre Smallhythe Road Tenterden TN30 7LZ	Energy rating D	Valid until 14 November 2028	Carbon footprint 0.0004501 tCO ₂ e/kWh
Property type B1 Offices and Workshop business		Total floor area 232 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others Properties similar to this one could have ratings:			
If newly built		34 %	
If typical of the existing stock		66 %	



LOCATION / SITUATION

Tenterden is an affluent market town located in the heart of Kent, approximately 19 miles east of Royal Tunbridge Wells, and approximately 10 miles south west of Ashford.

Pickhill Business Centre is located on Smallhythe Road approximately 1.3 miles south of Tenterden town centre, providing ample parking in an established landscaped setting.

DESCRIPTION

Modern two-storey business unit, most recently used for office and storage/distribution purposes.

ACCOMMODATION

GF	GIA	Approx.	1,335ft ²	[124.0m ²]*
MEZZ	GIA	Approx.	946ft ²	[87.8m ²]*

Total GIA Approx. 2,281ft² [211.9m²]*

Three dedicated parking spaces at the front of the unit along with ample overflow parking available on site.

The premises benefit from air conditioning (some rooms), fitted floor coverings, teapoint and ladies & gents WC's. Roller shutter remains in situ behind screen.

LEASE

The property is available by way of new effective full repairing and insuring lease for a term to be agreed.

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.

The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease.

GUIDE RENT

£25,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

We are advised that VAT is applicable.

RENTAL DEPOSIT

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

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are described as "Office and Premises" and has a Rateable Value of £26,750.

The small business rates multiplier for 2026/2027 is 43.2 pence in the £.

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

LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will be required to make a

contribution of £375 plus VAT towards the Landlords legal costs.

VIEWING

Strictly by prior appointment with the sole agent: **Bracketts**
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk



* Including any areas with head height below 1.5m

Subject to contract and receipt of satisfactory references, rental deposit & AML Due diligence.

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