

TO LET



TO LET - Small First Floor Office With Parking
GIA Approx. 393ft² [36.5m²]
Unit 3C Pickhill Business Centre, Tenterden, Kent TN30 7LZ

When experience counts...

est. 1828
bracketts

TO LET

SMALL FIRST FLOOR OFFICE

GIA APPROX. 393FT² [36.5M²]

UNIT 3C

PICKHILL BUSINESS CENTRE

SMALLHYTHE ROAD

TENTERDEN

KENT

TN30 7LZ



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

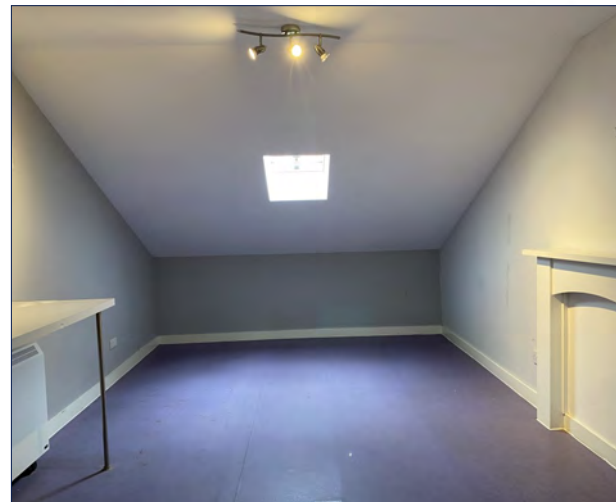
Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



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 situated on Smallhythe Road approximately 1.3 miles south of Tenterden town centre, providing ample parking in an established landscaped setting.

DESCRIPTION

Two inter-connecting first floor rooms with use of shared teapoint and WC.

ACCOMMODATION

Ground Floor, shared entrance, lobby and stairwell leading to First Floor.

Two Rooms GIA Approx. 393ft² [36.5m²]

Use of shared teapoint and WC.

LEASE/LICENCE

The property is available by way of new internal repairing and insuring lease or license for a term to be agreed. The provisions of sections 24 - 28 inclusive of the Landlord & Tenant Act 1954 are to be excluded from the lease/licence.

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

£5,700 per annum

The rent is inclusive of business rates, buildings insurance and service charge but exclusive of electricity, water and waste.

Rent payable monthly 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 offices 2&3 at Unit 3c are described as "Office and Premises" and has a Rateable Value of £5,700.

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

Subject to satisfying certain criteria the ingoing tenant may qualify for small business rates relief.

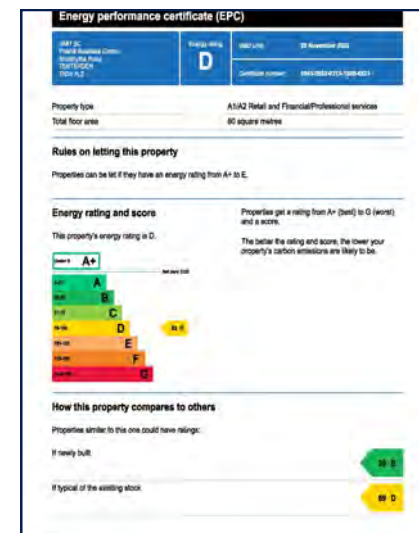
Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to 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



Subject to contract and receipt of satisfactory references, rental deposits & AML due diligence.

Rev.01.09.26/DB

