

TO LET



TO LET - Modern Air Conditioned Office
GIA Approx. 2,737ft² [254.2m²] with parking
Units 14 & 15, Pickhill Business Centre, Tenterden, Kent TN30 7LZ

When experience counts...

est. 1828
bracketts

TO LET

**MODERN AIR CONDITIONED OFFICE
WITH PARKING**

GF - GIA APPROX. 1,317FT² [122.3M²]

FF - GIA APPROX. 1,420FT² [1,319M²]

UNITS 14&15

PICKHILL BUSINESS CENTRE

SMALLHYTHE ROAD

TENTERDEN

KENT

TN30 7LZ

bracketts est. 1828

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



(blue shaded area indicative only)

Energy performance certificate (EPC)	
UNIT 14/15 Property address: PICKHILL BUSINESS CENTRE SMALLHYTHE ROAD TENTERDEN, KENT TN30 7LZ	Energy rating A Valid until: 27 August 2023 Certificate number: 0085-6094-0531-4-905-6102
Property type B1 Offices and Workshop business	Total floor area 208 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 A+.	
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: 25 B If typical of the existing stock: 54 D	



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 air conditioned office with parking.

ACCOMMODATION

Unit 14 GF	GIA	Approx.	653ft ²	[607m ²]
Unit 15 GF	GIA	Approx.	664ft ²	[61.7m ²]
Unit 14 FF	GIA	Approx	705ft ²	[65.4m ²]
Unit 15 FF	GIA	Approx	715ft ²	[66.4m ²]

Total GIA Approx. 2,737ft² [254.2m²]

Five dedicated parking spaces at the front of the office along with ample overflow parking available on site.

The premises benefit from air conditioning, fitted floor coverings, fitted kitchen, accessible WC, Ladies & Gents WC and double-glazed windows. Roller shutter doors remain in-situ behind screens.

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 property is available by way of new effective full repairing and insuring lease 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.

GUIDE RENT

£35,500 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 £33,500.

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 letting agent: **Bracketts**
Darrell Barber MRICS
darrell@bracketts.co.uk
Mobile: 07739 535468



Subject to contract. receipt of satisfactory references, deposits, etc and AML Due Diligence.

Rev 01.09.26/DB

