



TO LET - AIR CONDITIONED FIRST FLOOR OFFICE / STORES / PACKING
GIA APPROX. 1,720ft² [159.7m²]*
UNIT 5 HAMMONDS FARM, SMITHS LANE, GOUDHURST TN17 1EU

When experience counts...

est. 1828
bracketts

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**AIR CONDITIONED
FIRST FLOOR OFFICE /
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**UNIT 5
HAMMONDS FARM
SMITHS LANE
GOUDHURST
CRANBROOK
KENT
TN17 1EU**



27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

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E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



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LOCATION / SITUATION

The property is located on the outskirts of Goudhurst approximately 10 miles east of Royal Tunbridge Wells, 13 miles south of Maidstone and 5 miles west of Cranbrook.

The property is situated approximately 0.8 miles north west of the village centre which includes a hotel, doctors surgery, convenience store, bakery, pharmacy, newsagents, hairdressers and a number of public houses.

From the A262 turn into Smiths Lane and follow for approx. 0.3 miles. Take a left at a grass triangle and follow for approx. 0.1 miles. Take a right fork and follow for approx. 0.1 miles.

DESCRIPTION

First Floor office / stores / packing within a mixed use building in a picturesque rural location,. The Unit benefits from natural light via Velux style windows, air conditioning (heating cooling) and LED strip lights.

ACCOMMODATION

Ground Floor:

Communal entrance hall and stairwell leading to:

First Floor

First Floor office / stores / packing
GIA Approx. 1,720ft² [159.7m²]*
WC
Parking - spaces to be confirmed

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 premises are available by way of a new Internal Repairing and Insuring Lease for a term to be agreed. The Landlord will operate a service charge for common and shared items .

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

GUIDE RENT

£9,995 per annum exclusive

Rent payable quarterly in advance on the usual quarter days. We are advised that VAT will be applicable.

RENTAL DEPOSIT

The ingoing Tenant will be required to provide a deposit.

BUSINESS RATES

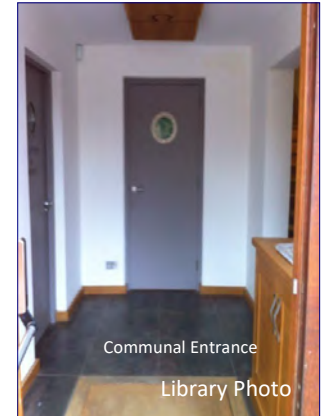
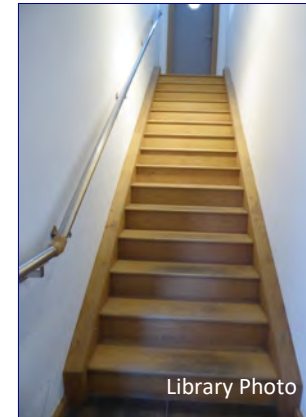
Enquiries of the VOA website indicate that the premises are described as Offices and premises and has a Rateable Value of £8,700.

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 provide an undertaking to pay any abortive legal costs incurred by the Landlord.



VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS – darrell@bracketts.co.uk

* including areas with restricted head height.

Note - natural light from velux style windows within the roof.

SUBJECT TO CONTRACT, VACANT POSSESSION PLANNING IF REQUIRED AND RECEIPT OF SATISFACTORY REFERENCES
SUBJECT TO AML DUE DILIGENCE, DEPOSITS, ETC.

25.09.26/DB



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