



## TO LET

2 OFFICE SUITES of 146.03 SQ M & 66.51 SQ M RESPECTIVELY, AVAILABLE AS INDIVIDUAL SUITES OR AS ONE UNIT OF 212.54 SQ M

Longbrooks, Knowle Road, Brenchley, TN12 7DJ

est. 1828  
**bracketts**

## LOCATION

Longbrooks is approx. 1.5 miles south east of Paddock Wood, in a delightful rural location.

Paddock Wood has a main line station providing a train service to London in approx. 1 hour and the M20 and M26 are within around 11 miles and the M25 is 16 miles drive via Hale Street by-pass. Tunbridge Wells and Tonbridge are both about 7 miles away and Maidstone 10 miles.

## DESCRIPTION

Longbrooks comprises of former agricultural barns and outbuildings comprising of 5 units. The offices are light and airy, offering pleasant rural views. The property configuration is designed in a way that allows both suites to be let either as one or two self-contained units with communal front entrance.

Unit	Sq M	Sq Ft
GF	146.03	1,571
FF	66.51	716
Total	212.54	2,288

## RENT

Rent on application, plus VAT if levied.

## RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

## AMENITIES / SPECIFICATION

- Both Suites have a private kitchen
- Fire and security alarms
- Central heating
- Cat II lighting
- Ample Parking
- Private WC's
- Door Entry System

## BUSINESS RATES

Enquiries of the VOA Website indicate that the whole of the property is assessed for rates as follows:

Both units are currently let to one tenant which is currently listed as 'Office and premises' with a Rateable Value of £31,000.

The UBR for 2025/26 is 49.9p in the £.

## SERVICE CHARGE

A service charge is payable – further details upon application.

## POSSESSION

Possession will be granted upon completion of legal formalities or earlier by arrangement.

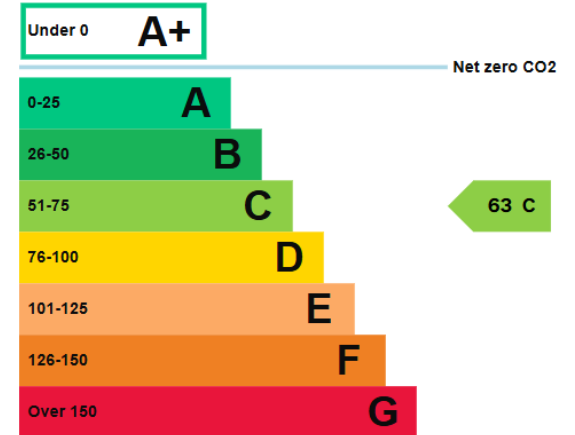
### Important Notice

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.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC



## VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**Joshua O'Brien**

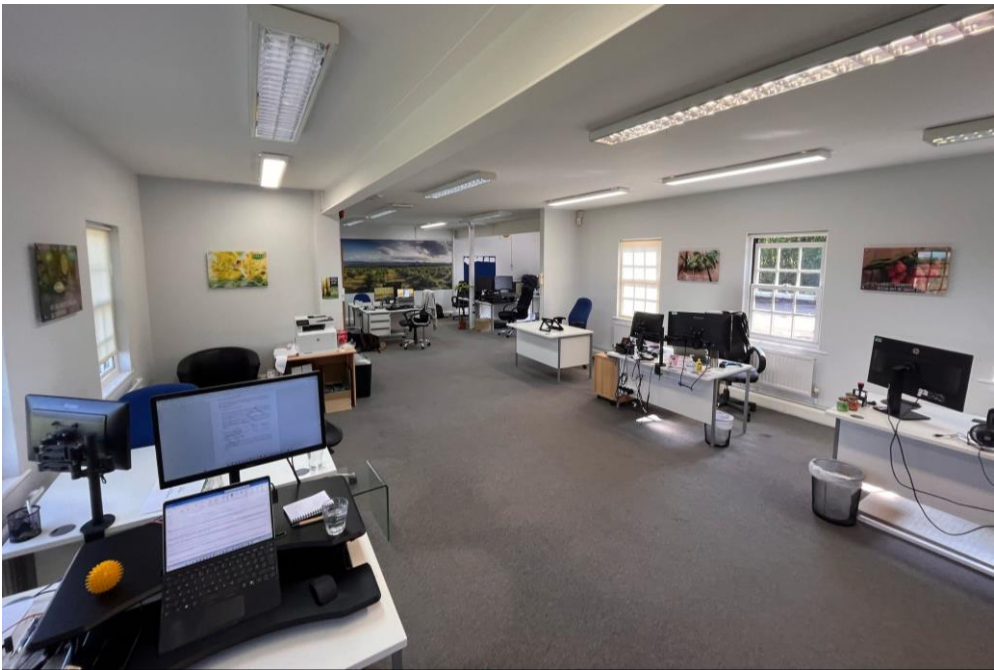
joshua.o'brien@bracketts.co.uk

**Dominic Tomlinson**

dominic.tomlinson@bracketts.co.uk

*Subject to contract*







**TO LET**

**OFFICES**

**66.51 – 212.54 SQ M (715 - 2288 SQ FT)**

**UNITS 2 & 3 LONGBROOKS  
KNOWLE ROAD  
BRENCHLEY  
TONBRIDGE  
KENT  
TN12 7DJ**

132 High Street  
Tonbridge

Kent TN9 1BB

Tel: (01732) 350503

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

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

Also at 27-29 High Street,

Tunbridge Wells, Kent

Tel: (01892) 533733

est. 1828  
**bracketts**

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