



TO LET 59 m² (630 SQ FT)

CLASS E UNIT - OFFICE WITH PARKING

UNIT 6 DOWNS COURT, YALDING HILL, YALDING, ME18 6AL

bracketts est. 1828

LOCATION

Downs Court is in a semi-rural location 1.5 miles north east of Yalding on Yalding Hill, the B2010, and is around 5 miles or so south west of Maidstone.

Rail services are available from Maidstone to London Victoria or Cannon Street with a journey time of around 60 minutes.

DESCRIPTION

Down's Court comprises a former range of agricultural barns and outbuildings converted in the 1990's to provide a number of office units. The scheme was further extended in 2010.

Unit 6 is available and comprises a single storey unit of brick construction below a tiled roof.

The building is in structurally open plan layout although divided by a demountable partition to form two office areas with separate male and female WC's and a tea making area.

FLOOR AREA

Unit 6 has an approx. net lettable floor area of:

59 sq m (630 sq ft) (including tea making area)
With overall dimensions of 12.01m x 4.70m

All areas are approximate and interested parties are advised to verify all measurements themselves.

TERMS

The property is available to be let by way of a new full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term by arrangement.

RENT

£11,500 per annum
VAT is payable.

SERVICE CHARGE

The Tenant will be required to provide a maintenance fee. We understand the current estimate is £150 pcm +VAT.

BUSINESS RATES

Not Applicable

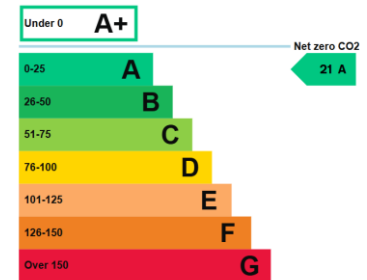
Any interested parties are advised to verify this with the Local Rating Authority.

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.

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RENTAL DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents Bracketts:

01732 350503

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Subject to contract

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(630 SQ FT)**

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