



TO LET WAREHOUSES & OFFICES WITHIN A SECURE SITE
1,228 sq m (13,223 sq ft) on a secure site of 0.72 Ha (1.79 acres)
COURT LANE FARM, COURT LANE, HADLOW, TONBRIDGE, KENT, TN11 0DP

est. 1828
bracketts

LOCATION

The property is situated on the northern side of Court Lane on the outskirts of Hadlow.

Hadlow is located c4 miles to the east of Tonbridge, c12 miles to the west of Maidstone and c.7 miles to the south of the M20 motorway.

DESCRIPTION

The site comprises a complex of detached warehouse units and a Portacabin office. accessed via a surfaced roadway off Court Lane.

The property benefits from a secure hard standing site extending to 0.72 Ha (1.79 Acres) in total.

FLOOR AREAS

The buildings have the following floor areas calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Unit 1 (Metal Workshop)	218.6 sq m	2,353 sq ft
Unit 2 (Timber Store)	60 sq m	647 sq ft
Unit 3 (Main Unit)	168.5 sq m	1,814 sq ft
Unit 4 (Timber Store)	265.2 sq m	2,855 sq ft
Unit 5 (General Store)	73.4 sq m	790 sq ft
Unit 6 (Workshop)	354.9 sq m	3,820 sq ft
Offices	87.7 sq m	944 sq ft

TOTAL 1,228.5 sq m 13,223 sq ft

Total site area 0.72 ha (1.79 acres)

Interested parties are asked to verify the above areas.

QUOTING TERMS

The property is available to let by way of a new Full Repairing and Insuring lease on terms to be agreed at **£120,000** per annum exclusive, payable quarterly in advance.

The Tenant is to be responsible for a proportion of the estates service charge and insurance (amount TBC).

VAT

Payable if applicable.

RENTAL DEPOSIT

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

PLANNING

Interested parties are advised to check that their intended use is lawful with the LPA.

EPC RATING

To be assessed.

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.

BUSINESS RATES

From the Valuation Office website, the property has a description of “Stores, Workshop and Premises” with a Rateable Value of £48,250.

The UBR for 2024/25 is 49.9 pence.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through joint agents **Bracketts & Core Commercial:**

Telephone: 01732 350503

Contact:

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SUBJECT TO CONTRACT & PROOF OF FUNDS







TO LET

**WAREHOUSE & OFFICES UNITS
WITHIN SECURE SITE**

TOTAL 1,228.5 SQ M (13,223 SQ FT)

**COURT LANE FARM
COURT LANE
HADLOW
TONBRIDGE
TN11 0DP**



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