

TO
LET



TO LET - Secure Compound with PP for Car Storage
Storage Compound B, Forstal Farm Business Park,
Goudhurst Road, Nr Lamberhurst, Kent, TN3 8AG

When experience counts... **bracketts** est. 1828

TO LET

**SECURE COMPOUND WITH
PP FOR CAR STORAGE**

GEA APPROX. 11,800FT² [1,096M²]

**STORAGE COMPOUND B
FORSTAL FARM
GOUDHURST ROAD
LAMBERHURST
TUNBRIDGE WELLS
TN3 8AG**



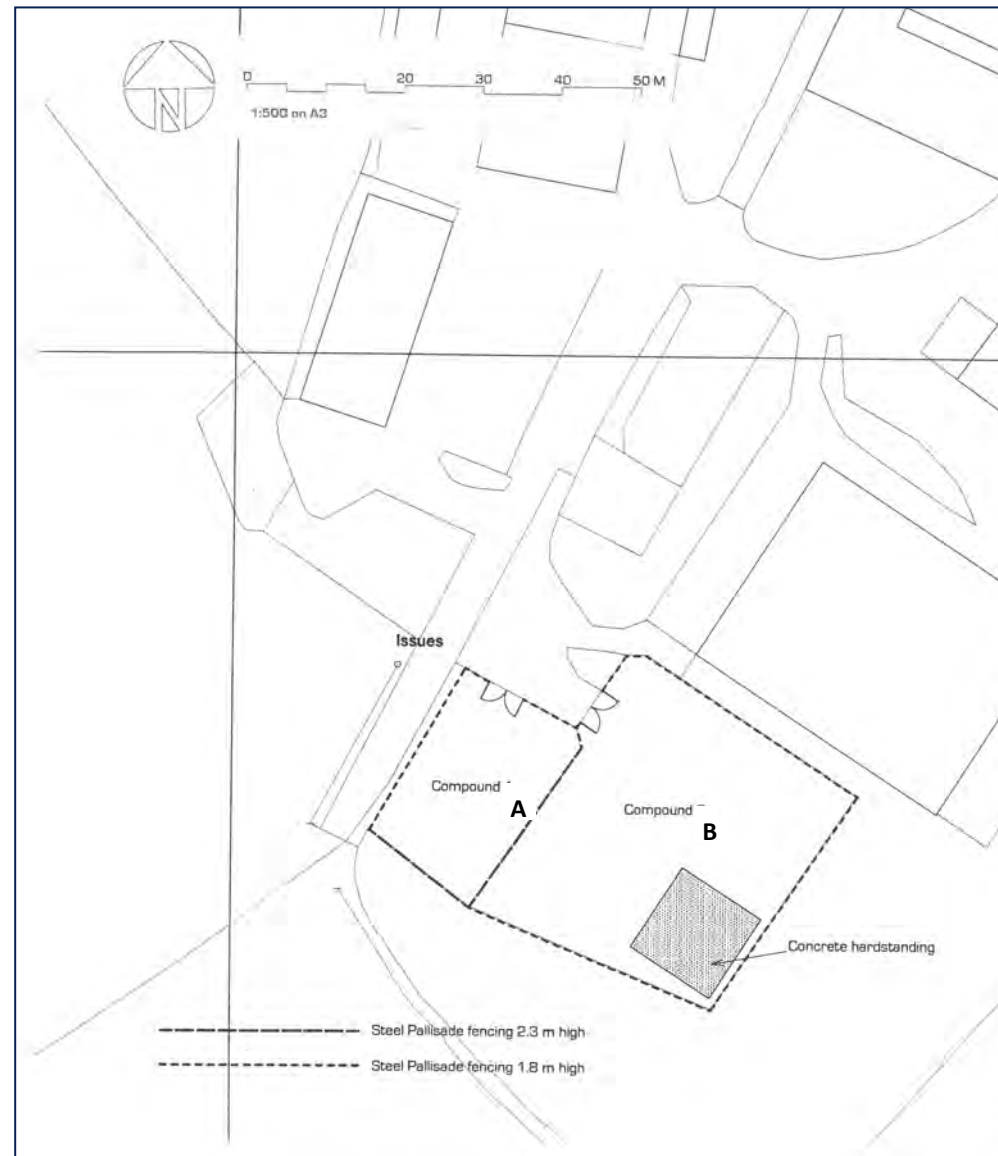
27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



Plan—Indicative Only

LOCATION / SITUATION

The property is located at Forstal Farm Business Park approximately 9 miles South East of central Tunbridge Wells and approximately 1 mile north east of Lamberhurst.

From Tunbridge Wells take the A21 south towards Lamberhurst. Take a left on to the A262 signposted to Goudhurst and almost immediately turn right in to Forstal Farm. Proceed along the lane and turn right in front of the Oasthouse - the compound is positioned at the far end of the site.

DESCRIPTION

Secure storage compound with Palisade fencing and double gates. The premises benefit from Planning Permission for use as car storage [non-distressed and undamaged vehicles] - Refer Planning Ref: 16/05997/FULL.

ACCOMMODATION

STORAGE COMPOUND B:

Secure compound GEA Approx. 11,800ft² [1,096m²]

Use of shared WC

LEASE

The compound is available by way of a new Lease for a term to be agreed.

The provisions of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£18,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will attract VAT.

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 compound is described as 'Land used for Storage and Premises' with a Rateable Value of £9,900.

The small business non-domestic rating multiplier for 2025/2026 is 49.9 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 pay their own legal costs in connection with the Lease.

VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733**. Contact:

Darrell Barber MRICS

M: 07739 535468

E: darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

WITHOUT PREJUDICE TO EXISTING LEASE.

26/09/25/DB

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.

