



TO LET 212.54 SQ M (2,288 SQ FT)

AVAILABLE ON A FLOOR BY FLOOR BASES OR AS A WHOLE RANGING FROM
66.51 SQ M – 212.54 SQ M (715 SQ FT – 2288 SQ FT)

UNITS 2, 3 & 4 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 a refurbished scheme of former agricultural barns and outbuildings comprising of 5 units. The offices are light and airy, offering pleasant rural views.

Unit	Sq M	Sq Ft
2 GF	49.23	530
3 FF	66.51	716
4 GF	96.80	1,042
Total	212.54	2,288

RENT

Rent on application.

RENTAL DEPOSIT

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

AMENITIES / SPECIFICATION

- All Suites have a private kitchen
- Fire and security alarms
- Central heating
- Cat II lighting
- Ample Parking
- Private WC

BUSINESS RATES

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

The unit 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.

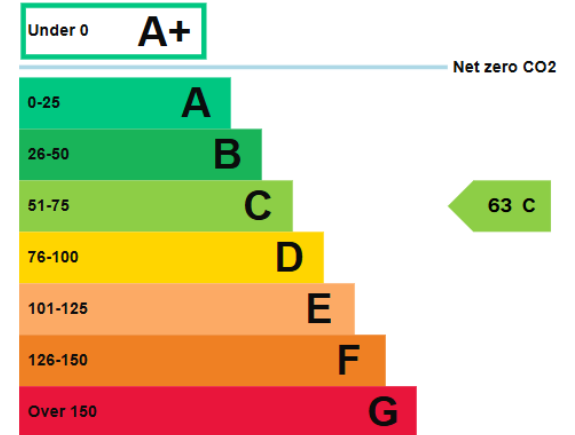
POSSESSION

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

LEGAL COSTS

Each party to bear their own legal costs.

EPC



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson
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Joshua O'Brien
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Subject to contract

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.



TO LET

**FIRST FLOOR OFFICES
2,288 SQ FT (212.54 SQ M)**

**UNITS 2, 3 & 4 LONGBROOKS
KNOWLE ROAD
BRENCHLEY
TONBRIDGE
KENT
TN12 7DJ**



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