



**TO LET** APPROX. 2,422.89 m<sup>2</sup> (26,079 sq ft) – 0.24 ha (0.604 acres)

**SECURE HARD STANDING YARD**

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

**bracketts** est. 1828

## 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 c7 miles to the south of the M20 motorway. Access to the site is via a surfaced roadway off Court Lane.

## DESCRIPTION

This property comprises secure hard standing site. The property is attached to a separate site comprising of a complex of detached warehouse units and a portacabin office.

## FLOOR AREA

The yard is available in its entirety or could be divided up into smaller areas for use:

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

## PLANNING

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

## TERMS

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

## RENT

Rent on application.

## BUSINESS RATES

To be assessed

## DEPOSIT

The ingoing Tenant will be required to provide a deposit.

## VAT

VAT is Payable

## SERVICE CHARGE

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

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

**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**

**SECURE SURFACED YARD**

APPROX. 2,422.89 m<sup>2</sup> (26,079 sq ft) – 0.24  
ha (0.604 acres)

COURT LANE FARM  
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HADLOW  
TONBRIDGE  
KENT  
TN11 0DP



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