

TO LET SELF-CONTAINED OFFICES
APPROX. 630 SQ FT (59 SQ M)
WITH 6 CAR PARKING SPACES



TO LET

**SELF CONTAINED OFFICES
APPROX. 630 SQ FT (59 SQ M)
ON RURAL COURTYARD BUSINESS CENTRE
WITH 6 CAR PARKING SPACES**

**UNIT 6
DOWN'S COURT
YALDING HILL
YALDING
MAIDSTONE
KENT ME18 6AL**

bracketts est. 1828

132 High Street
Tonbridge
Kent TN9 1BB

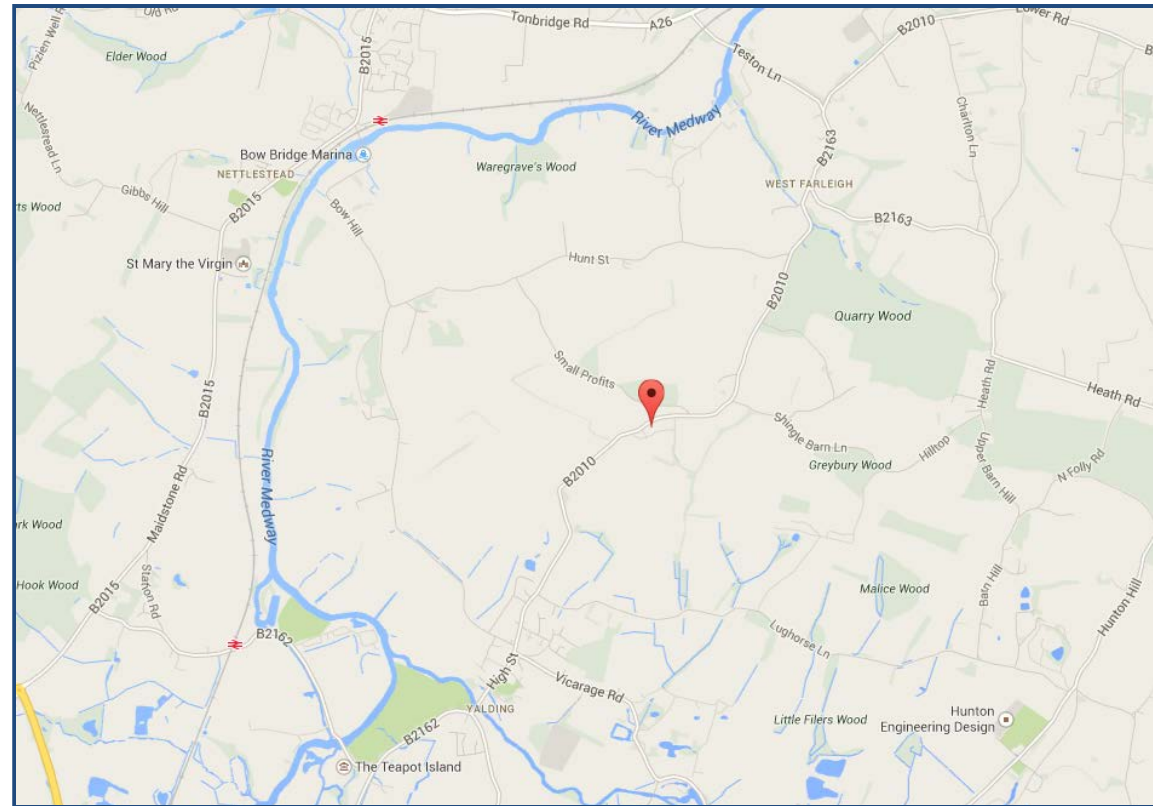
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www.bracketts.co.uk

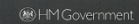
Also at 27-29 High Street,
Tunbridge Wells, Kent

Tel: (01892) 533733



Energy Performance Certificate

Non-Domestic Building



Unit 6
Downs Court, Yalding Hill
Yalding
MAIDSTONE
ME18 6AL

Certificate Reference Number:
9641-3066-0733-0400-6601

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

58 This is how energy efficient the building is.

Technical Information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 67
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 37.89
Primary energy use (kWh/m² per year): 321.14

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
84 If typical of the existing stock

LOCATION

Downs Court is in a semi-rural location approx. 1.5 miles north east of Yalding on Yalding Hill, the B2010 between Yalding and Maidstone. Downs Court 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.

DIRECTIONS

Proceeding from Yalding, continue on the B2010 for around 1.5 miles which winds uphill, proceed past a small farm shop on the left hand side and turn right along a gravel drive directly opposite a post box. Follow the track round to the right, past Downs Farmhouse and the road continues into Downs Court.

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 AREAS

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

630 sq ft (59 sq m) (including tea making area)
With overall dimensions of **39'5 x 15'5**

AMENITIES / SPECIFICATION

- New air conditioning to be installed
- 6 CAR PARKING SPACES
- Good natural daylight
- Central heating (LPG)
- Fluorescent lighting
- Security alarm
- Newly redecorated and carpeted.
- Potential 100mb broadband

ENERGY PERFORMANCE CERTIFICATE

Unit 6 has a C Rating.

TERMS

Available to be let by way of a new lease for a term to be agreed on internal repairing and insuring terms. The lease will be subject to upward only rent review at the third anniversary if the lease term is longer.

The owners occupy a unit on Down's Court and manage the complex.

A service charge will be payable equivalent to 14% of the running costs relating to the outside areas and exterior of the buildings.

RENT

£9,450 per annum exclusive plus VAT payable monthly in advance by direct debit.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against the tenant's compliance with all covenants under the lease.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates at a Rateable Value of £7,500 / UBR 2018 / 2019 is 49.3 pence in the £.

Interested parties are strongly advised to verify this information with the Local rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents
Bracketts:-

Telephone: 01732 350503

Contact: Jeffrey Moys

jmoys@bracketts.co.uk

Or John Giblin

John.giblin@bracketts.co.uk

Prepared: March 2019

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.

