



TO LET - Ground Floor Office with Parking
The Old Bottling Room, Lamberhurst Vineyard, Lamberhurst
NIA Approx. 1,085ft² [100.7m²]

When experience counts...

est. 1828
bracketts

TO LET

**GROUND FLOOR OFFICE
WITHIN RURAL BUSINESS
PARK**

APPROX. 1,085FT² [100.7M²]

**THE OLD BOTTLING ROOM
LAMBERHURST VINEYARD
LAMBERHURST DOWN
LAMBERHURST
KENT
TN3 8ER**



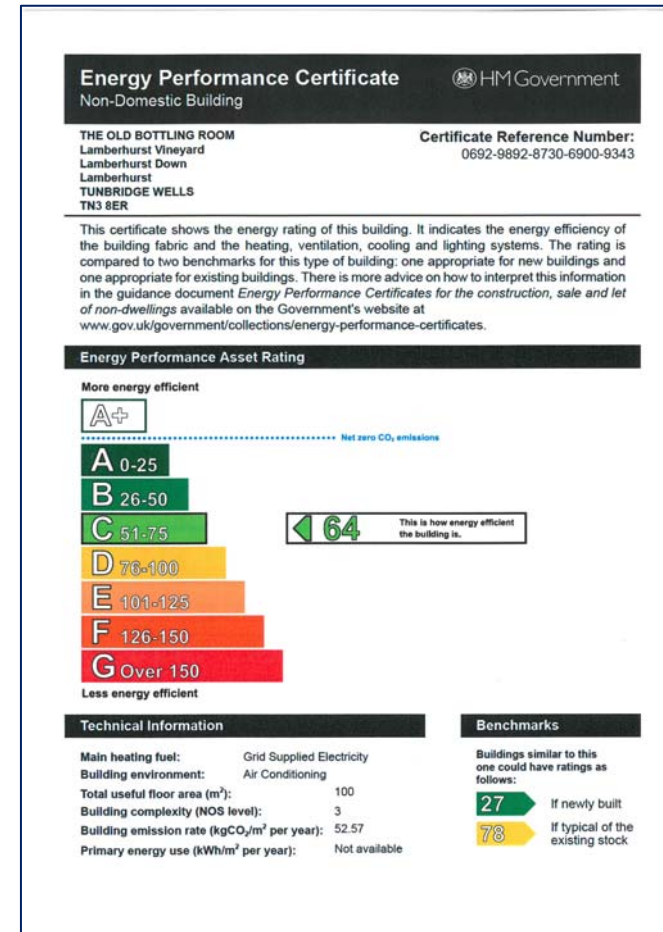
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Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503



LOCATION / SITUATION

Lamberhurst village is located just off the A21 approximately 7 miles east of Royal Tunbridge Wells.

The Vineyard is situated to the south of the village centre on Furnace Lane (B2169). Frant railway station lies approximately 4 miles to the west of the property (serving London Charing Cross - journey time approximately 60 minutes).

DESCRIPTION

Ground floor office within rural business park.

ACCOMMODATION

Ground Floor:

NIA Approx. 1,085ft² [100.7m²]*

*Areas provided by joint agents.

Car parking is available on site – number of spaces to be confirmed.

LEASE

The office is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The provisions of Sections 24 – 28 inc. of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

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.

GUIDE RENT

£18,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will attract VAT.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £13,250. The standard UBR for 2017 / 2018 is 47.9 pence in the £.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

RENTAL DEPOSIT

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

LEGAL COSTS

Each party to be responsible for their own legal costs save that any ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment through the joint sole agents – **Bracketts – 01892 533733.**

Contact:

Darrell Barber MRICS darrell@bracketts.co.uk

or White Druce & Brown – 02074675997

Contact James Baker

JBaker@whitedrucebrown.com



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

12/05/17/DB

