

TO LET - WAREHOUSE UNIT - APPROX. 4,562FT² [423.8M²] Units A & F, Forstal Farm Business Park, Goudhurst Road, Nr. Lamberhurst, TN3 8AG



When experience counts...

TO LET

WAREHOUSE UNIT

APPROX. 4,562FT² [423.8M²]

UNITS A & F FORSTAL FARM BUSINESS PARK GOUDHURST ROAD NR. LAMBERHURST KENT TN3 8AG



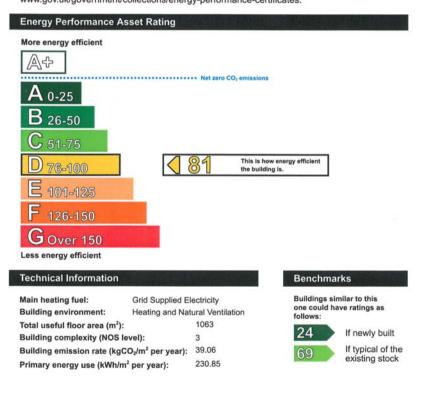
27/29 High Street Tunbridge Wells Kent TNI IUU Tel: (01892) 533733 Fax: (01892) 512201 E-mail: tunbridgewells@bracketts.co.uk www.bracketts.co.uk Also at 132 High Street, Tonbridge, Kent Tel: (01732) 350503

Energy Performance Certificate

HM Government

The Dales Building Forstal Farm Business Centre Goudhurst Road, Lamberhurst TUNBRIDGE WELLS TN3 8AG Certificate Reference Number: 0110-0633-1979-0394-6006

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.



LOCATION / SITUATION

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

From Tunbridge Wells take the A21 South towards Lamberhurst. Take a left turn on to the A262 signposted to Goudhurst and almost immediately turn right into Forstal Farm. Proceed along the lane and turn right in front of the Oasthouse - the unit forms part of the Dales Building on the left.

DESCRIPTION

Warehouse unit within a rural business park.

ACCOMMODATION

GIA Approx. 4,562ft² [423.8m²]

Our client may consider sub-dividing to create two units:

Unit A	2,286ft ² [212.3m ²]
Unit F	2,276ft ² [211.4m ²]

AMENITIES

- Concrete floor
- Eaves approx. 11'0" [3.3 m]
- WC
- 2 x roller shutter doors
- 2 car parking spaces

LEASE

The unit 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 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£24,000 per annum exclusive for whole.

Rent payable quarterly in advance on the usual quarter days.

We are advised by our client that VAT is not applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are assessed for rates as follows:

Description: Warehouse and Premises Rateable Value: \pounds 19,500 The Standard UBR for 2018 / 2019 is 49.3p in the \pounds .

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

DEPOSIT

The ingoing Tenant will be required to provide a rental deposit as security against compliance with the terms of the lease.

LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

VIEWING

Strictly by prior appointment with Bracketts Tel: 01892 533733. Contact: Darrell Barber MRICS – <u>darrell@bracketts.co.uk</u>

or via our Joint Agent: Core Commercial - 01892 834483



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

Rev. 16/11/18/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.







