



TO LET - WAREHOUSE UNIT - APPROX. 4,562FT<sup>2</sup> [423.8M<sup>2</sup>]  
Units A & F, Forstal Farm Business Park, Goudhurst Road,  
Nr. Lamberhurst, TN3 8AG

*When experience counts...*

est. 1828  
**bracketts**



**TO LET**

**WAREHOUSE UNIT**

**APPROX. 4,562FT<sup>2</sup> [423.8M<sup>2</sup>]**

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

**bracketts** est. 1828

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503

**Energy Performance Certificate**



Non-Domestic Building

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**81** This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1063
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	39.06
Primary energy use (kWh/m <sup>2</sup> per year):	230.85

**Benchmarks**

Buildings similar to this one could have ratings as follows:

<b>24</b>	If newly built
<b>69</b>	If typical of the existing stock

## LOCATION / SITUATION

The property is located at Forstal Farm Business Park approximately 9 miles South East of central Tunbridge Wells and approximately 1 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. 4,562ft<sup>2</sup> [423.8m<sup>2</sup>]

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

Unit A	2,286ft <sup>2</sup> [212.3m <sup>2</sup> ]
Unit F	2,276ft <sup>2</sup> [211.4m <sup>2</sup> ]

## 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: £19,500  
The Standard UBR for 2018 / 2019 is 49.3p in the £.

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 – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)**

or via our Joint Agent:  
Core Commercial - 01892 834483



Library photo

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

Rev. 16/11/18/DB

### Important Notice:

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