



TO LET - NEWLY CONVERTED B1/B8 UNIT - APPROX. 5,187FT [481.8M²]
The Hop Store, Forstal Farm Business Park,
Goudhurst Road, Near Lamberhurst, TN3 8AG

When experience counts...

est. 1828
bracketts

TO LET

[FOLLOWING COMPLETION OF WORKS]

NEWLY CONVERTED B1/B8 UNIT

APPROX. 5,187FT² [481.8M²]

**THE HOP STORE
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 Hop Store, Forstal Farm
Goudhurst Road
Lamberhurst
TUNBRIDGE WELLS
TN3 8AG

Certificate Reference Number:
0750-2935-0313-6910-8054

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+

Net zero CO₂ 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

83

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 ²):	534
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	47.48
Primary energy use (kWh/m ² per year):	280.87

Benchmarks

Buildings similar to this
one could have ratings as
follows:

24	If newly built
72	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 estate road passing a pond on your left and an Oasthouse on your right. The unit is the last building on the right.

DESCRIPTION

Newly converted B1 / B8 unit within a rural business park.

ACCOMMODATION

GIA Approx. 5,187ft² [481.8m²]

AMENITIES

- Concrete floor
- Office and kitchenette
- Roller shutter approx. 14'0w x 10'0h
- Windows on side elevation
- Car parking - spaces to be confirmed
- 2 x WCs

LEASE

The property 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

£28,500 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

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

BUSINESS RATES

To be assessed.

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 save that the prospective tenant will provide an undertaking to pay any abortive legal costs incurred by the landlord.



VIEWING

**Strictly by prior appointment with Bracketts
Tel: 01892 533733.**

Contact:

Darrell Barber MRICS – darrell@bracketts.co.uk

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.

