



Red line indicative only

TO LET - Office with Stores and Parking
Unit 2 Crown Yard, Bedgebury Estate, Goudhurst TN17 2QZ
NIA Approx. 3,087ft²[286.7m²]

When experience counts...

est. 1828
bracketts

TO LET

**OFFICES WITH STORES AND
PARKING**

NIA APPROX. 3,087FT² [286.7M²]

**GUIDE RENT £2,000
PER MONTH EXCLUSIVE**

**UNIT 2 CROWN YARD
BEDGEBURY ESTATE
BEDGEBURY ROAD
GOUDHURST
TN17 2QZ**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

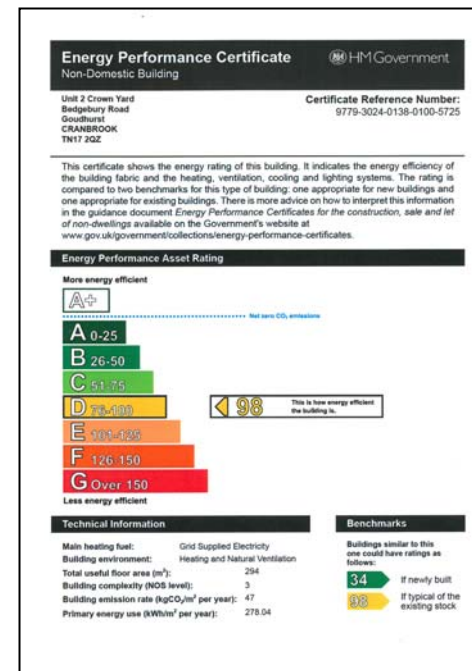
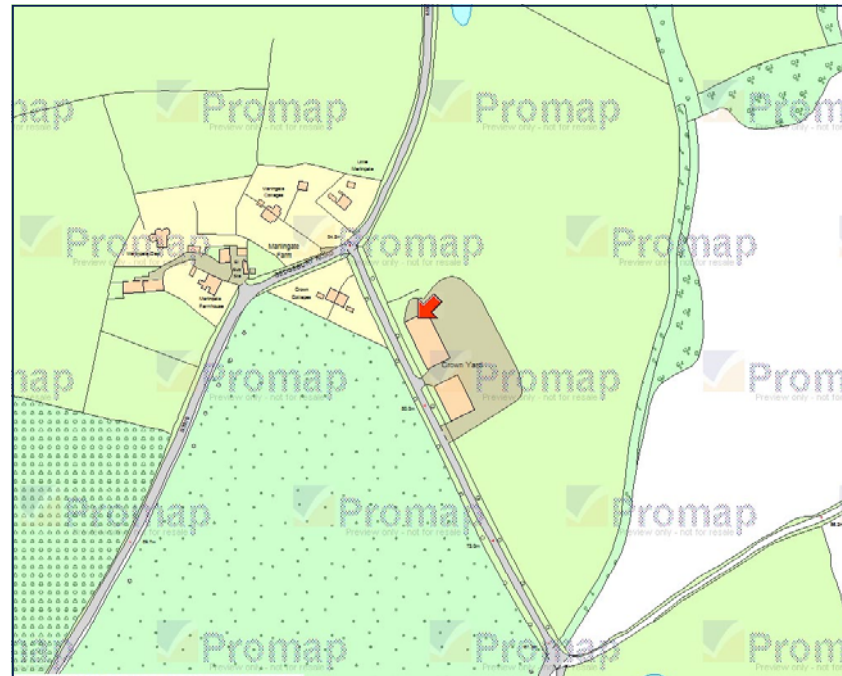
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

The Bedgebury Estate is located approximately 1.5 miles South of Goudhurst and 12 miles East of Royal Tunbridge Wells.

The entrance to the estate is marked by a sign. Proceed along the private road. Crown Yard is approximately 100 metres on the left. Upon entering the yard turn left and the premises are at the far end of the car park.

DESCRIPTION

Modern offices within an established rural business park.

ACCOMMODATION

Ground Floor

Store	approx.	651ft ²	[60.4m ²]
Offices	approx.	423ft ²	[39.2m ²]
Server room & stores	approx.	477ft ²	[44.3m ²]
WC			

First Floor

Offices	approx.	1,496ft ²	[138.9m ²]
Kitchen	approx.	40ft ²	[3.7m ²]
2 x WCs			

Ample car parking – spaces to be confirmed.

TOTAL NIA APPROX. 3,087FT² [286.7M²]

LEASE

The premises are available by way of a new effective full repairing & 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.

RENT

£2,000 per month exclusive - rent payable monthly in advance.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit.

VAT

We are advised that the rent will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the premises are described as Offices and Premises and have a Rateable Value of £30,750.

The standard UBR for 2017 / 2018 is 47.9 pence in the £.

Interested parties are strongly advised to make their own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to pay their own legal costs save that the 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 sole letting agents:

Bracketts – Tel: 01892 533733.

Contacts:

Darrell Barber - darrell@bracketts.co.uk



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

05/04/DB

Important Notice:

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