

**NEW MEDICAL/SURGERY PREMISES  
TO LET OR FOR SALE**



**NEW MEDICAL/SURGERY PREMISES  
LEYBOURNE GRANGE  
LEYBOURNE  
KENT  
ME19 5FE**

**TO LET  
OR  
FOR SALE**



**bracketts** est. 1828

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Tonbridge  
Kent TN9 1BB

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Also at 27-29 High Street,  
Tunbridge Wells, Kent

Tel: (01892) 533733

**EPC  
AWAITED**

## DESCRIPTION

Leybourne Chase is a development, when completed that will consist of 733 high-quality sustainable homes and associated community uses. The development is due for completion in December 2018 and currently has over 450 occupied properties, an onsite pre-school, Valley Invicta Primary School and the West Kent SEN School.

A brand new community centre has been completed with a Badminton Hall located within the Village Centre as part of the Retail and PCT Facility. The scheme will also see the restoration of the Grade II listed Manor House consisted of a further 29 properties forming the centre-piece of the development.

In September 2017 the new sports pitches (3 x Football and 1 x Cricket Pitch) and new Pavilion will be open and available to use for both residents and external hirers.

## DIRECTIONS

Leave the M20 at Junction 4, then at the roundabout take the 3rd exit onto the A228, signposted West Malling, Tonbridge. At the next roundabout take the 2nd exit onto the A228, signposted Tonbridge. At the traffic lights turn left onto the A20, signposted Wrotham Heath, West Malling. After a third of a mile take the 2nd exit on the roundabout going straight ahead. The development is then located on your right-hand side after approximately half a mile.

## ACCOMMODATION

Comprises a new medical/surgery facility developed to 'shell' ready for occupiers' fit out.

The unit is available as a whole or possibly capable of sub-division.

## FLOOR AREAS

The accommodation has the following approx. floor areas:

Gross internal area **4,245 sq. ft (394.4 sq.m)**

Net internal area **4,211 sq. ft (391.2 sq.m)**

## CAR PARKING

8 car parking spaces will be allocated plus ambulance bay.

## TERMS

Available by way of a 999 year lease from August 2015 at a peppercorn ground rent. Price upon application.

## VAT

Will be payable.

## EPC

Will be available upon completion.

## BUSINESS RATES

Not yet assessed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through sole agents **Bracketts:-**

**Telephone: 01732 350503**

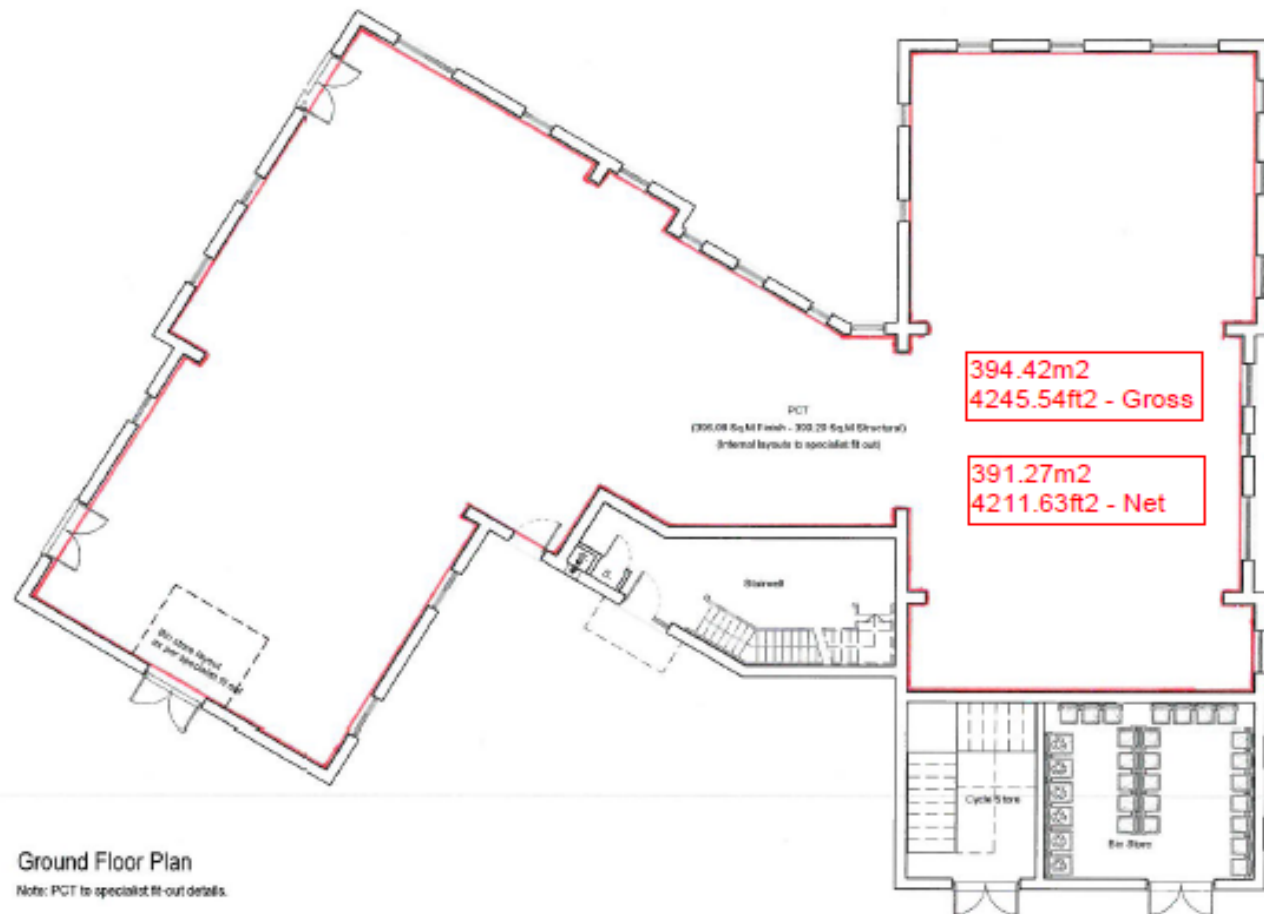
Contact: Jeffrey Moys

Email: [jmoys@bracketts.co.uk](mailto:jmoys@bracketts.co.uk)

February 2017

### Important Notice:

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### Ground Floor Plan

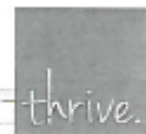
Note: PGT is specialist fit-out details.

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scale 1:100



## PLANNING



architects

Business Office

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PROJECT \_\_\_\_\_

Leybourne Grange - Phase 3A

Leysbourne, Kent.

Deybourne, Kent.

For: Taylor Wimpey South West Thames

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Flat Block C

Plots 533-544

Floor Plans - Sheet 1 of 2

Floor Plans - Sheet 1 of 3

TIME	DATE
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1:100 @ A2 Sept 2014

Job No.	Estimate No.

TAYL 14091.d	P523-S44.a1
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TAYLOR 914 P333-344.01

Current Ref.



