



Library Photo

TO LET - WAREHOUSE / BUSINESS UNIT WITH FENCED YARD & PARKING  
GIA APPROX. 3,300ft<sup>2</sup> [306.5m<sup>2</sup>]  
Green Barn, Furnace Farm, Lamberhurst, Kent, TN3 8LE

est. 1828  
**bracketts**



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**WAREHOUSE / BUSINESS UNIT  
WITH FENCED YARD &  
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GIA APPROX. 3,300FT<sup>2</sup> [306.5M<sup>2</sup>]**

**GREEN BARN  
FURNACE FARM  
FURNACE LANE  
LAMBERHURST  
KENT  
TN3 8LE**

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

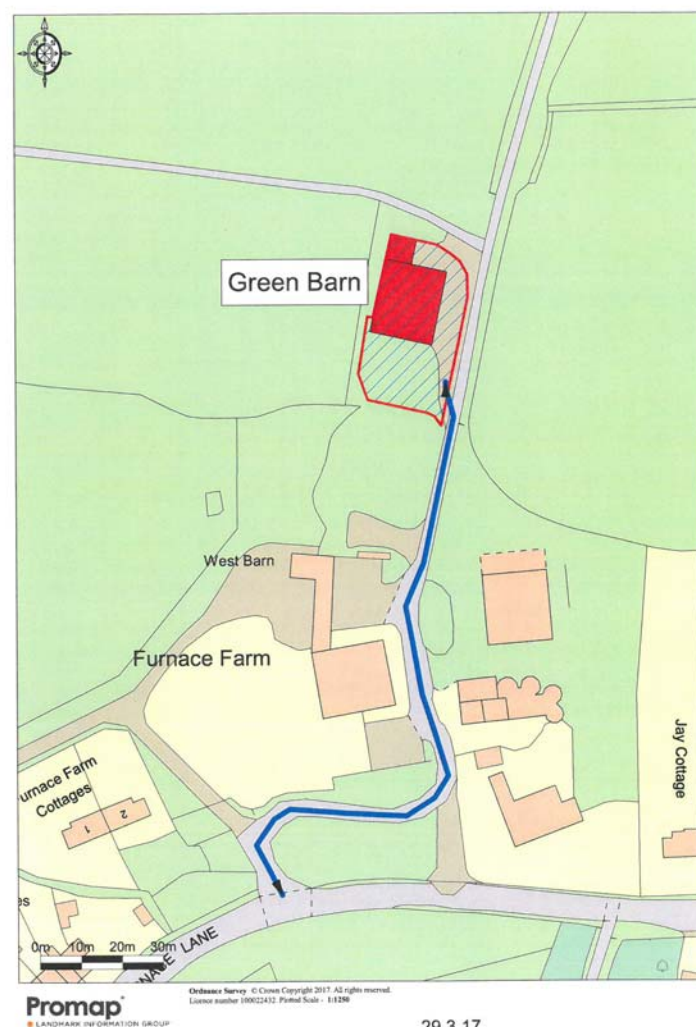
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: [tunbridgewells@bracketts.co.uk](mailto:tunbridgewells@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent  
Tel: (01732) 350503

Green Barn, Furnace Farm, Lamberhurst, TN3 8LE



## LOCATION / SITUATION

Lamberhurst village is located just off the A21 approximately 7 miles east of Royal Tunbridge Wells.

The property is located on the northern side of Furnace Lane approximately one mile west of the village centre. The property forms part of a small business park and enjoys a secluded position adjoining farmland.

## DESCRIPTION

Warehouse/Business unit with fenced car park/yard.

## ACCOMMODATION

Ground Floor:

Warehouse GIA Approx. 3,300 ft<sup>2</sup> [306.5m<sup>2</sup>]

Fenced yard / parking

## TRANSACTION

The premises are available by way of an assignment of the existing lease.

The property is held for a term of 9 years with 3 yearly rent reviews from 8th May 2017 at a passing rent of £20,000 per annum exclusive. The lease contains a Tenant break option exercisable on 8th May 2020 and 8th May 2023 subject to conditions.

### 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.

The Provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are excluded.

A copy of the lease is available upon request.

*Note - The Landlord has indicated that it may consider granting a new lease on terms to be agreed subject to a simultaneous back to back surrender of the existing lease.*

## VAT

We are advised that the rent will not attract VAT.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as 'Vehicle repair workshop and premises' and has a Rateable Value of £14,250. The standard Uniform Business Rate for 2018/2019 is 49.3 pence in the £

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

## RENTAL DEPOSIT

The ingoing party will be required to replace the existing rental deposit of £5,000 and may be required to provide a guarantor.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the sole letting agent: **Bracketts Tel: 01892 533733.**

Contact:

Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

Our client is advised that  
the property is exempt  
from requiring an EPC

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

03/12/18/DB

