



Red line indicative only

TO LET - First Floor Office with Parking  
Unit 2 Crown Yard, Bedgebury Estate, Goudhurst TN17 2QZ  
NIA Approx. 1,536ft<sup>2</sup>[142.6m<sup>2</sup>]

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**  
**FIRST FLOOR OFFICE**  
**WITH PARKING**  
**NIA APPROX. 1,536FT<sup>2</sup> [142.6M<sup>2</sup>]**

**GUIDE RENT £975**  
**PER MONTH EXCLUSIVE**

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

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

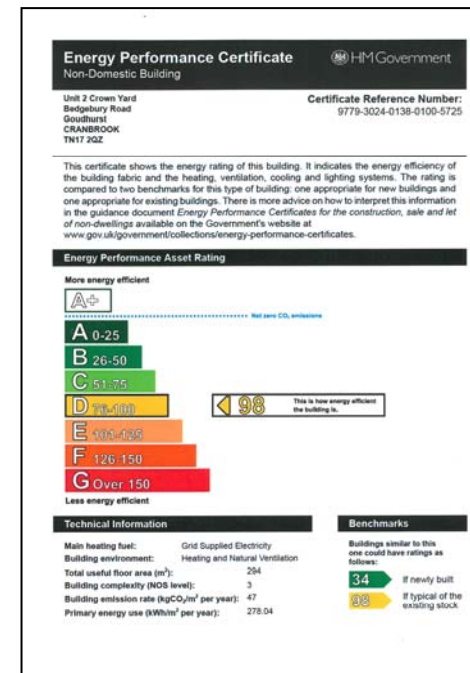
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

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

First floor office within an established rural business park.

## ACCOMMODATION

### First Floor

Office	approx.	1,496ft <sup>2</sup> [138.9m <sup>2</sup> ]
Kitchen	approx.	40ft <sup>2</sup> [ 3.7m <sup>2</sup> ]
2 x WC's		

Ample car parking – spaces to be confirmed.

**TOTAL NIA    APPROX.    1,536FT<sup>2</sup> [142.6M<sup>2</sup>]**

## 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.

### 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.

## RENT

£975 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 whole of Unit 2 (GF & FF combined) is described as Offices and Premises and has a Rateable Value of £30,750.

To be re-assessed following any letting of part.

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.

Contact:

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



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

12/07/17/DB

