



TO LET - WAREHOUSE UNIT - GIA 2,286ft<sup>2</sup> [212.3M<sup>2</sup>]  
Unit A, Forstal Farm Business Park, Goudhurst Road,  
Nr. Lamberhurst, TN3 8AG

When experience counts...

est. 1828  
**bracketts**

**TO LET**

**WAREHOUSE UNIT**

**APPROX. 2,286FT<sup>2</sup> [212.3M<sup>2</sup>]**

**UNIT A  
FORSTAL FARM BUSINESS PARK  
GOUDHURST ROAD  
NR. LAMBERHURST  
KENT  
TN3 8AG**

**bracketts** est. 1828

27/29 High Street  
Tunbridge Wells  
Kent  
TN1 1UU

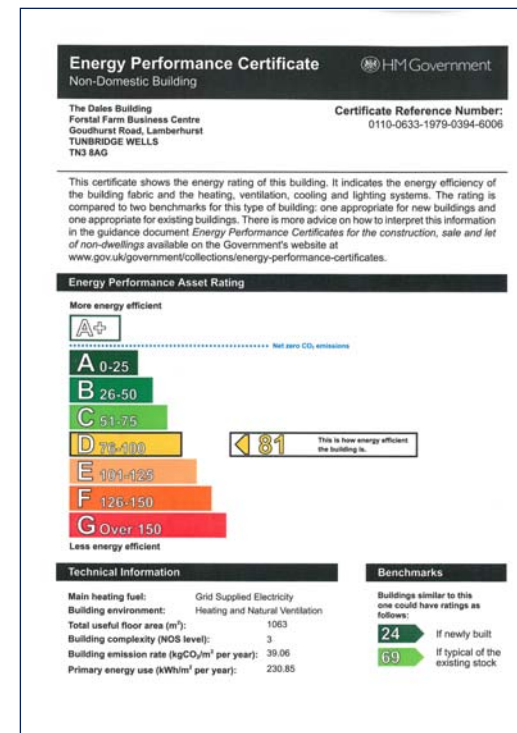
Tel: (01892) 533733 Fax: (01892) 512201

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



## 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 lane and turn right in front of the Oasthouse - the unit forms part of the Dales Building on the left.

## DESCRIPTION

Warehouse unit within a rural business park.

## ACCOMMODATION

Unit A GIA 2,286ft<sup>2</sup> [212.3m<sup>2</sup>]

## AMENITIES

- Concrete floor
- Eaves - approx. 11'0" [3.3 m]
- Roller shutter door
- 2 car parking spaces
- Use of shared WCs

## LEASE

The unit 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.

### 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.

## GUIDE RENT

£13,500 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

Enquiries of the VOA website indicate that the premises are assessed with Unit F for rates as follows:

Description: Warehouse and Premises

Rateable Value: £19,500

The Standard UBR for 2018 / 2019 is 49.3p in the £.

To be re-assessed following the recent letting of Unit F.

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

## RENTAL 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.

## VIEWING

**Strictly by prior appointment with Bracketts**  
**Tel: 01892 533733. Contact:**  
**Darrell Barber MRICS – [darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)**

or via our Joint Agent:  
Core Commercial - 01892 834483



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

07/01/18/DB

