



TO LET - BUSINESS UNIT

Unit 4 Knowle Farm Business Centre, Wadhurst Road, Frant, TN3 9EJ

GIA Approx. 1771ft² [164.5m²]

When experience counts...

est. 1828
bracketts

TO LET

BUSINESS UNIT

APPROX. 1771 FT² [164.5M²]

**UNIT 4 KNOWLE FARM
BUSINESS CENTRE
WADHURST ROAD
FRANT
TN3 9EJ**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

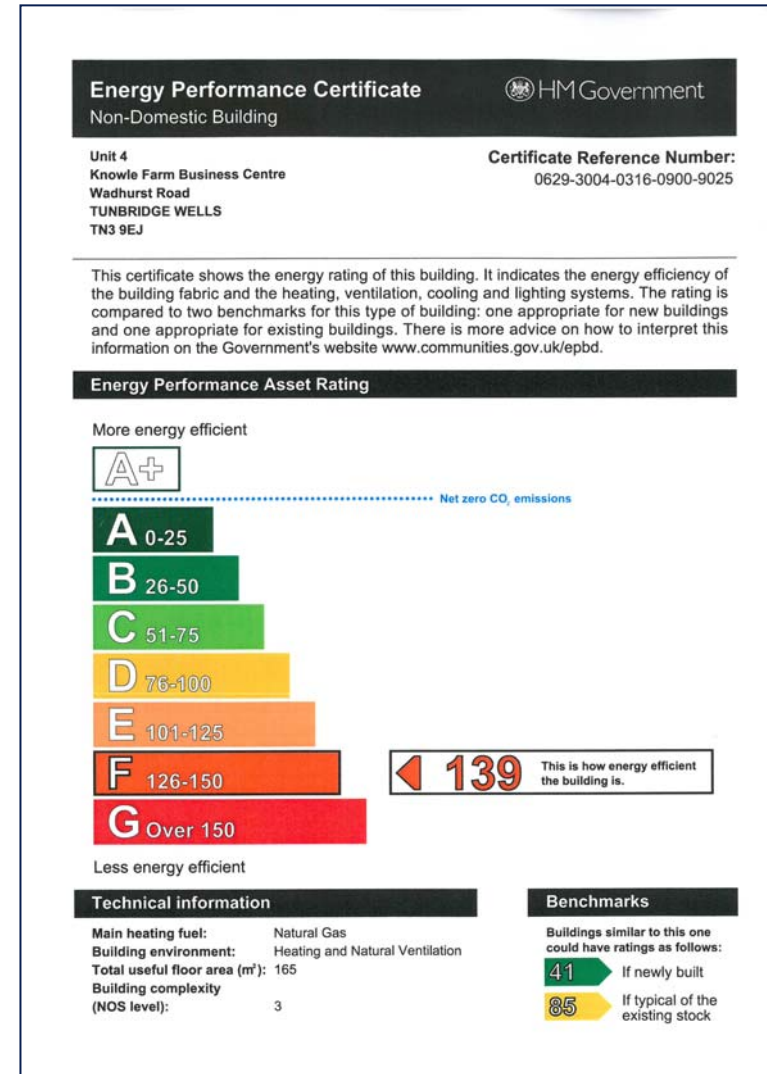
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Knowle Farm Business Centre is situated on the southern side of the B2099 Wadhurst Road, just to the south of Frant Village and approximately 4 miles south of Tunbridge Wells town centre.

DESCRIPTION

A mid terrace single storey BI unit of concrete portal frame construction with blockwork walls under a pitched corrugated asbestos roof incorporating translucent lights.

ACCOMMODATION

Main Workshop Approx. 1392ft² [129.3m²]
Office/Kitchenette/WC Approx. 379ft² [35.2m²]

Total GIA Approx. 1771ft² [164.5m²]

AMENITIES

- Small office
- Gas fired space heater
- Kitchenette
- WC
- Concrete floor
- Up and over door approx. 7'6 wide x 8'0 high
- 3 phase power
- Air conditioning (rear office only)
- Security Alarm

LEASE

The premises are 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 & Tenant Act 1954 are to be excluded from the Lease.

Business Hours:
07.30 - 18.30 Weekdays
07.30 - 13.00 Saturdays
No Sunday or Bank Holiday working.

GUIDE RENT

£13,250 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Workshop and Premises" with a Rateable Value of £11,250. 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 to verify this information.

RENTAL DEPOSIT

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

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 with the sole letting agent: **Bracketts Tel: 01892 533733.**

Contact:

Darrell Barber MRICS – darrell@bracketts.co.uk



Subject to contract, vacant possession and receipt of satisfactory references, deposits, etc.

02/08/17/DB

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.

