



TO LET - OFFICE / STORE / DISTRIBUTION UNIT - GIA APPROX. 750FT<sup>2</sup> [69.6M<sup>2</sup>]  
No. 3 THE STABLES, LYNX PARK BUSINESS CENTRE,  
COLLIERS GREEN, GOUDHURST, KENT TN17 2LR

*When experience counts...*

est. 1828  
**bracketts**

**TO LET**

**OFFICE / STORE / DISTRIBUTION  
UNIT**

**APPROX. 750FT<sup>2</sup> [69.6M<sup>2</sup>]  
WITH PARKING**

**GUIDE RENT £600 PMX**

**NO. 3 THE STABLES  
LYNX PARK BUSINESS CENTRE  
COLLIERS GREEN  
KENT  
TN17 2LR**

**bracketts** est. 1828

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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 property is located within an established rural business centre approximately 2.5 miles west of Cranbrook and approximately 15 miles east of Royal Tunbridge Wells.

Directions from Cranbrook - follow the A262 towards Goudhurst for approximately 2 miles. Take a right turn (signposted Colliers Green). The property will be found approximately 0.5 miles on the left.

## DESCRIPTION

A modern business unit / store with insulated profiled steel roof, concrete floor, double glazing, night storage heating, private office, private WC, double opening timber doors and shared yard / parking.

## ACCOMMODATION

Gross Internal Area	Approx. 750ft <sup>2</sup> [69.6m <sup>2</sup> ]
Parking	Two Spaces

## LEASE

The premises are available by way of a new internal repairing and insuring lease or licence for a term to be agreed.

The provisions of sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

### 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

£600 per calendar month exclusive.

The rent is payable monthly in advance by standing order only.

## VAT

We are advised that the rent will not attract VAT.

## RENTAL DEPOSIT

The ingoing tenant to provide a rental deposit equivalent to one months rent to be held throughout the Term.

## BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Workshop and Premises" and has a Rateable Value of £5,900.

The standard UBR for 2019 / 2020 is 50.4 pence in the £.

Subject to satisfying certain criteria the ingoing tenant may qualify for small business rates relief.

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

## LEGAL COSTS

Each party to be responsible for their own legal costs save that the ingoing Tenant will provide an understanding 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](mailto:darrell@bracketts.co.uk)



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

09/05/19/DB



