



TO LET - GROUND FLOOR OFFICE WITH PARKING

Unit 2, Mouseden Farm, Halls Hole Road, Tunbridge Wells, Kent, TN2 4RF

NIA Approx. 1,112ft²[103.3m²]

When experience counts...

est. 1828
bracketts

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GROUND FLOOR
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UNIT 2
MOUSEDEN FARM
HALLS HOLE ROAD
TUNBRIDGE WELLS
KENT
TN2 4RF



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

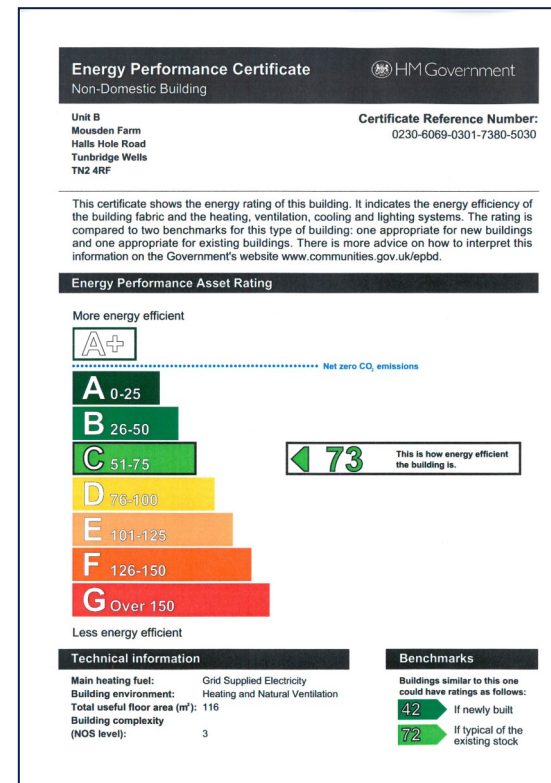
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London. The Borough has a resident population of around 100,000 people.

The main arterial route to the north is via the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a main line station situated on Mount Pleasant Road with an average journey time of approximately one hour to the capital.

The property is situated at Mouseden Farm approximately 1.5 miles east of Tunbridge Wells town centre and affords easy access to Pembury Road and the A21. The entrance to the farm is well signposted – follow the farm lane for approx. 0.5 miles until you enter the main farm complex - the unit and car park can be found on the left.

DESCRIPTION

Former farm building converted to create modern open plan office accommodation with parking. The unit benefits from electric heating, ladies and gents WC's, kitchenette and 9 car parking spaces.

ACCOMMODATION

Office	NIA approx. 1,066ft ² [99.0m ²]
Kitchenette	NIA approx. 46ft ² [4.3m ²]
Ladies and Gents WC's	
9 Car parking spaces	

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.

LEASE

The office is available by way of a new Internal 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.

The Landlord insures the Building and the Tenant reimburses the premium annually.

GUIDE RENT

£12,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that VAT is applicable.

The ingoing Tenant will be required to provide a rental deposit to be held throughout the Term.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Offices and Premises" and has a Rateable Value of £10,750. 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 incurred in connection with the transaction save that the ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord should the Tenant withdraw.

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 AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

13/09/19/DB

