



## MODERN OFFICE SUITE

## TO LET

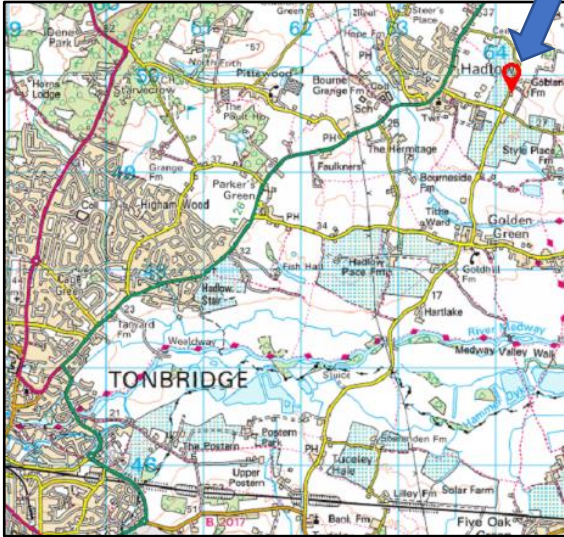
82.8 m<sup>2</sup> (891 sq ft) approx.

**Unit 13 The Old Steam House  
Goblands Farm Business Centre  
Cemetery Lane  
Hadlow  
Kent  
TN11 0LT**

- Attractive Rural Setting
- Excellent Transport Links to Maidstone & Tonbridge
- Allocated Car Parking
- Ground Floor Office Suite with Mezzanine Floor Available

## LOCATION

The property is situated in a picturesque rural setting set back from the A26, linking the towns of Maidstone, 5 miles to the east, and Tonbridge, 5 miles to the west.



## DESCRIPTION

Goblands Farm Business Centre provides a variety of modern office suites arranged within attractive converted farm buildings.

The suite is finished to a good modern standard and benefits from the following:

- Modern Lighting
- Central heating
- High speed broadband connectivity
- Kitchen
- WC facilities
- Mezzanine floor

## CAR PARKING

The suite will be let with a proportion of allocated car parking. Further information is available from the agents.

## TERMS

The suite is available to let on a new effective Full Repairing & Insuring leases for a term to be agreed.

## ACCOMMODATION

The available suite has the following approximate floor areas:

Floor	Area m <sup>2</sup>	Area sq ft
Ground	53.6	577
Mezzanine	29.2	314
<b>Total</b>	<b>82.8</b>	<b>891</b>

## RENT

Our client is seeking to achieve a rent of £10,000 per annum exclusive of service charges, utility costs and VAT.

## SERVICE CHARGE

The incoming tenants will be required to pay a service charge to recover a proportion of cost of maintaining the building and communal areas.

## DEPOSIT

A deposit will be held by the landlord for the duration of the term.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the rateable value on this property being:

Workshop and Premises - £5,800

The tenant may be eligible for small business rates relief. Further details are available from the agent or on the Valuation Office Agency website.

## EPC

The property has been assessed within Band B (34).

## FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenants should satisfy themselves independently as to their VAT liability in respect of any transaction.

## LEGAL COSTS

Each party to bear their own.

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Seb Hinckley  
01227 763663

Details created January 2022



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