

01732 355639

TO LET

SECURE NEW RURAL OFFICE SUITES

THE BARN

BULLEN COURT BUSINESS CENTRE

BULLEN LANE, EAST PECKHAM KENT TN12 5LX

Four units of various sizes that can be combined or taken individually



West side and main entrance



East side to courtyard.

LOCATION

Bullen Court Business Centre is located north west of East Peckham on the west side of Bullen Lane approximately a mile south of the junction with the A228 at Seven Mile Lane, leading directly to the national motorway system.

A post office, daily shopping, pubs and other social facilities are found in the nearby village. Buses serving Tonbridge and Maidstone run along local roads within walking distance, connecting with the national rail system.

DESCRIPTION

The property forms part of the Grade 2 Listed former farm buildings that has been converted to provide comfortable efficient modern office accommodation which is available for immediate occupation.

ACCOMODATION

| | | Approx. area sq ft | Rental per annum exclusive | Service Charge First year. |
|------------------|------------|--------------------|----------------------------|----------------------------|
| Lower North Hall | LET | 540 | £9,200 | £810 LET |
| Lower South Hall | LET | 340 | £ 5,800 | £510 LET |
| Upper North Hall | | 400 + 20 storage | £ 7,000 | £600 |
| Upper South Hall | | 400 + 20 storage | £ 7,000 | £600 |

Maunsell House 5 Ely Gardens Tonbridge Kent TN10 4NZ

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4. All rentals and prices are quoted exclusive of VAT.

THE BARN BULLEN COURT BUSINESS CENTRE

- SERVICES** Mains water, electricity and drainage are all available at the property.
- FEATURES**
- | | |
|---|--|
| Ample car parking (2 per suite + additional by negotiation) | Fitted carpet |
| Double glazed lockable windows | Lots of electrical and telephone sockets |
| Male, female and disabled toilets | Electrical storage central heating |
| Fitted kitchen area in each unit | Landscaped rural environment |
- Prospective tenants are advised that the Landlord's Fixtures and Fittings within the premises have not been tested.
- TENURE** The property is offered on lease for a term of 3 years on an internal decoration lease on normal commercial terms, outside the security provisions of the Landlord and Tenant Act. The landlords will be responsible for external and internal repairs to the property.
- RENT DEPOSIT** A three month returnable rent deposit will be paid on signing the lease.
- VAT** The property is subject to VAT.
- RATES** The Rateable Value of the building has recently been assessed. The occupant will be responsible for the payment of rates.
- | | Rateable Value |
|------------------|----------------|
| Lower North Hall | £4,700 |
| Lower South Hall | £3,450 |
| Upper North Hall | £3,800 |
| Upper South Hall | £3,950 |
- The UBR for the year 2009/10 are at 48.5p in the pound of RV. Small business rate relief may be available from this figure.
- OUTGOINGS** The tenant will be responsible for electricity and telecommunications connection charges and accounts. BT have already provided a service to a telegraph pole, just outside the property.
- SERVICE CHARGE** The landlord will be responsible for all maintenance at the estate, which will be covered by way of a service charge payable in addition to the rent. The initial charge will be based on £1.50 psf pa to be reviewed at the end of the first year.
- LEGAL COSTS** Incoming tenant will be responsible for both parties' legal costs.
- POSSESSION** Upon completion of the necessary documentation.
- VIEWING** **Strictly by prior appointment through Edward Prentice on 01732 355639**