

**01732 355639**

**TO LET**

**SELF CONTAINED SECURE RURAL OFFICES**

**UNIT 4 HOP KILNS**

**GOBLANDS FARM BUSINESS CENTRE, CEMETERY LANE, HADLOW,  
TONBRIDGE, KENT TN11 0LT**

**500 Sq ft approx.**

**Rent £7,500 pa exc.**



#### **LOCATION**

Goblands Farm is located approximately half a mile east of the A26 and the centre of Hadlow village, approximately 2 miles north of Tonbridge. Daily shopping facilities including a bakery, post office. Pubs and other social facilities are found in the village. Buses between Tonbridge and Maidstone run along the A26 connecting with the national rail system.

#### **DESCRIPTION**

The unit is located on the ground floor, in the south east corner of the two storey brick built former hop kiln building, which is being converted to provide comfortable efficient modern office accommodation.

#### **FEATURES**

Ample car parking	Fitted carpets
Modern double glazing lockable windows	Lots of electrical and telephone sockets
A disabled toilet	Electrical storage central heating
Fitted kitchen area	Landscaped rural environment
Prospective tenants are advised that the Landlords Fixtures and Fittings within the premises have not been tested	

#### **SERVICES**

Mains water and electricity are all available at the property.

#### **TENURE**

The property is offered on lease for a term of three (3) years on a full repairing and insuring lease on normal commercial terms, outside the security provisions of the Landlord and Tenant Act.

#### **RENT DEPOSIT**

A three month returnable deposit will be paid on signing the lease.

#### **VAT**

The rent will be subject to VAT at the prevailing rate.

#### **RATES**

The Rateable Value of the unit is to be assessed but is expected to be about £ 4,800.  
The occupant will be responsible for the payment of the business rates for the unit.

The UBR for the year 2008/9 are at 46.82p in the pound of Rateable Value. Small business rate relief may be available from this figure.

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Edward Prentice Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
4. All rentals and prices are quoted exclusive of VAT.

**LEGAL COSTS**

Incoming tenant will be responsible for both parties legal costs.

**SERVICE  
CHARGES**

There is an estate service charge payable in addition to the rent, based on £1.50 psf pa.  
For this unit it will amount to £750 pa.

**POSSESSION**

Upon completion of the necessary documentation.

**VIEWING**

**STRICTLY BY APPOINTMENT THROUGH EDWARD PRENTICE on 01732 2355639**