



## 4 Windmill Oast, Rolvenden Kent TN17 4PF

TO LET - Large Commercial Office Suite - 640Sqft (63m2) - AVAILABLE JULY 2024

£7,000 per annum - VAT is payable.

Service charge £840 per annum

Rent reviewed every 24 months

Tenterden 3 miles, Cranbrook 6 miles

Rateable value £8400. Rates payable by Tenant. May qualify for Small Business Relief.

A delightful rural office situated on the first floor of an award winning converted Oast, divided into four similar office suites. Communal ground floor entry lobby with staircase to first floor.

Single space office suite, well-lit with natural and artificial light. Carpeted throughout. Electrical heaters, off peak and convection. Good broad band availability. Own power supply and BT connection. Post collection service available. Small kitchenette sink with provision for fridge and cooker. Off road parking.

CALL VALE AND MARSH TO VIEW

### £7,000 Per Annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The Property Ombudsman

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