



Land & Property Experts



2167ft² OFFICE SPACE TO LET

MOAT OAST UNIT 3

MOAT FARM, FIVE OAK GREEN, TONBRIDGE

Moat Oast Unit 3

Unit 3 comprises the second floor level of the converted Oast at Moat Farm. As can be seen to the left, the building sits within a commercial hub surrounded by orchard land.

The unit extends to a total of approximately 201.4 m² (2167 ft²).

LOCATION

The property is located in Five Oak Green, approximately a 2.7-mile drive west of Paddock Wood or 5 miles east of Tonbridge. Each town offers plentiful amenities and facilities including supermarkets, schools and leisure facilities along with a mainline rail station with access to London in around 40 minutes (Paddock Wood Station; 2.9-miles).

As can be seen from the Location Plan on the last page, the unit benefits from close proximity major transport links including the A228 (1 mile), A21 (4-miles), and M25/M26 intersection (15-miles).

BUILDING USE

Office use only.

ACCESS & PARKING

Access is via a tarmac access road directly off Whetsted Road. To the west of the building there is a large shared tarmac car park with marked spaces. The specific areas allocated for parking will be outlined within the Lease Agreement.

EPC RATING – D.

BUILDING USE – Office use only.

BUSINESS RATES

The building is rated by the Valuation Office Agency and the Tenant will be responsible for any rates.

SERVICES

The building has fibre broadband and shared electricity and water supplies which are sub-metered. The unit has its own gas fired heating.

VIEWING

Strictly by prior appointment only with the sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a working yard. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

AGENT'S NOTES

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as a statement of fact and all measurements given are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey of the building nor tested the service, appliances or any fittings.

GUIDE RENT

£27,000 PER ANNUM

The logo for BTF Partnership, consisting of the lowercase letters 'btf' in a bold, black, sans-serif font, set against a light blue square background.



LEASEHOLD

The terms of the letting are to be discussed and agreed between the applicants and the Landlord. However, the Landlord will require the following:-

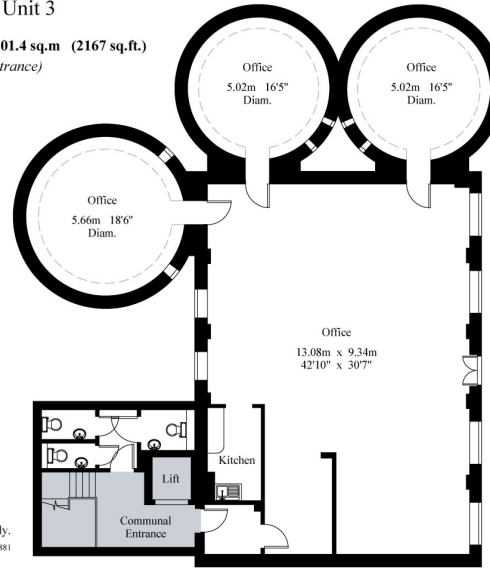
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|-----------------------|---|
| Term | The Lease term will be up to 3 years with mutual break clauses and a minimum length of 1 year. |
| Repair | This will be a full repairing lease and on vacation of the unit it will be returned to its original state of repair. |
| Rent & Service Charge | Rent and service charge is payable monthly in advance. The service charge will be 10% of the annual rent. |
| Outgoings | All further outgoings will be the responsibility of the Tenant. This includes Business Rates, water , heating and electricity. |
| Insurance | The Tenant will be responsible for insuring their contents and the Landlord will insure the structure of the building with the premium being reimbursed to the Landlord on an annual basis. |
| Security of Tenure | The agreement will be contracted out of sections 24 – 28 of the Landlord and Tenant 1954 Act. |
| Tenants Deposit | A deposit of two month's rent will be taken. |



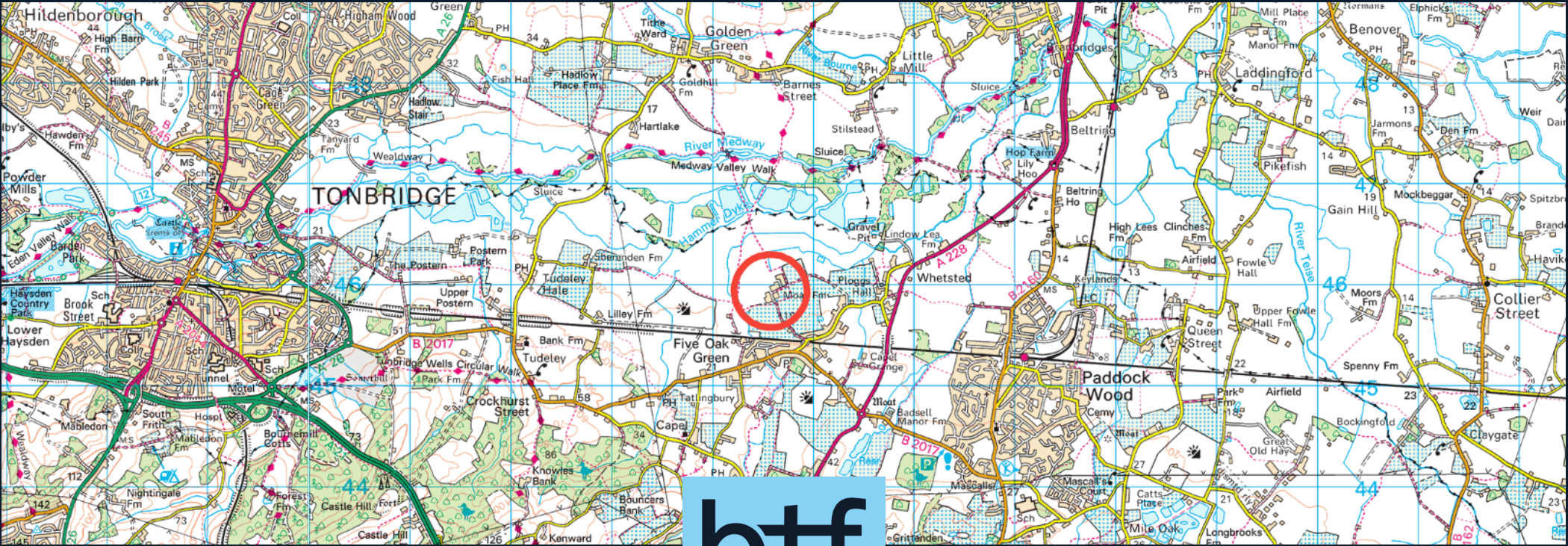


Moat Farm Oast - Unit 3

Gross Internal Area : 201.4 sq.m (2167 sq.ft.)
(Excluding Communal Entrance)



For Identification Purposes Only.
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