



## SELF-CONTAINED OFFICE/WORKSHOP TO LET

106.6 m<sup>2</sup> (1,148 sq ft) approx.

**Unit 3 The Hop Kilns  
Goblands Farm Business Centre  
Cemetery Lane  
Hadlow**

- Space to be Refurbished
- Attractive Rural Setting
- Good Links to Maidstone & Tonbridge
- Allocated Car Parking



## LOCATION

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



## DESCRIPTION

Goblands Farm Business Centre provides a variety of modern offices arranged within attractive converted farm buildings with ample car parking available on site.

The property comprises a self-contained ground floor office and workshop with a mezzanine offices and storage area which is due to be refurbished and will benefit from the following features:

- Modern LED Lighting
- Electric Heating
- Kitchen and WC/Toilet Facilities
- Double Glazing
- High Speed Broadband Connectivity

## ACCOMMODATION

The property has the following floor areas (NIA):

Floor	Accommodation	Area m <sup>2</sup>	Area sq ft
Ground	Office	59.8	644
	Stores	14.4	155
Mezz	Office	5.9	64
	Office/Stores	26.5	285
<b>Total</b>		<b>106.6</b>	<b>1,148</b>

## TERMS

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

## RENT

Our client is seeking a rent of £17,000 per annum exclusive of rates, service charges, utility costs and VAT (if applicable).

## SERVICE CHARGE

The tenant will pay a service charge (in addition to rent) as a contribution towards the Landlord's costs of the maintenance, repair, and cleaning of the communal areas. Further details are available from the agents.

## DEPOSIT

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

## EPC

Awaited

## BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the current Rateable Value (RV) being:

### Workshop and Premises - £6,300

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

## 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.

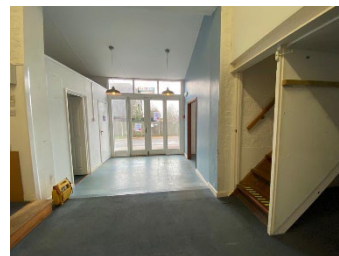
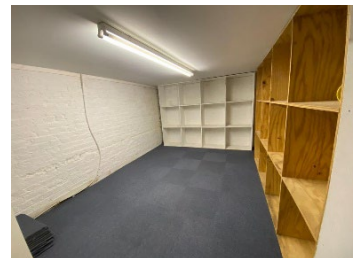
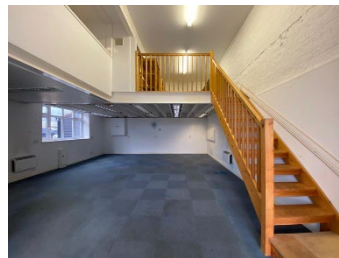
## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Will Giles  
**01227 763663**

Details amended February 2024



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.