



MODERN GROUND FLOOR OFFICE

TO LET

56.4 m² (607 sq ft) approx.

Unit 1 The Granary
Goblands Farm Business Centre
Cemetery Lane
Hadlow
Kent TN11 0LT

- Attractive Rural Setting
- Self-Contained Open Plan Office
- Modern Electric Heating
- Generous 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 modern self-contained ground floor office, with its own entrance. The suite benefits from the following:

- Modern Lighting
- Modern Electric Heating
- Double Glazing
- High speed broadband connectivity
- Own kitchen WC facilities within the suite

ACCOMMODATION

The property currently has the following available office accommodation (NIA):

Property	Floor	Area m ²	Area sq ft
Unit 1, The Granary	Ground	56.4	607

EPC

Awaited

TERMS

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

QUOTING RENT

Our client is seeking a rent of £12,000 per annum exclusive of rates and VAT (if applicable) exclusive of service charges, utility costs and VAT.

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, lighting and cleaning of the building and communal areas. Further details available upon request.

DEPOSIT

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

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Offices and Premises - £8,800

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 January 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.