



**TO LET**

**UNIT E1  
FRITH COURT FARM UNITS  
SMARDEN ROAD  
PLUCKLEY  
ASHFORD  
KENT TN27 0SY**

**Rural office accommodation**

Unit E1 – 685 ft<sup>2</sup> (63.64 m<sup>2</sup>) - £7,000 per annum

## LOCATION

Frith Court Farm is situated in a rural location just off the Smarden Bell Road just south-west of the village of Pluckley and south of the village of Egerton.

Pluckley 1.5 miles north-west provides a further range of amenities and facilities if required along with a national rail service which runs to Cannon Street, London Bridge and Charing Cross with journey times of approximately an hour. Ashford 8 miles south-east provides an international rail link to London (37 minutes) and the Continent along with easy access to the national motorway network via Junctions 9, 10 & 10A of the M20. Please see the Location Plan overleaf which shows the location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From the centre of Pluckley, head south on towards Smarden. At the bottom of the hill fork right onto the Smarden Bell Road Follow this road for approximately 1 mile and after the turning for Mundy Bois Road continue for a further 350 yards and the entrance to the stables can be found on the right.

From Smarden, head north-west on Water Lane towards The Acorns. Continue on for approximately 0.7 miles and at the T junction, turn right onto Smarden Bell Road. Follow this road for approximately 3 miles and the entrance to the stables can be found on the left.

## DESCRIPTION

A flexible use unit over two floors with accommodation for descriptive purposes only comprising the following: -

Front door leading into an **Open Plan Ground Floor** with **Kitchenette**. Stairs lead to the **First Floor** which contains **Two Individual Office Spaces** along with a **Bathroom**. In all amounting to 685ft<sup>2</sup> (63.64 m<sup>2</sup>).

Please see the Floor Plan opposite showing the internal layout of the unit. Additional storage space at Frith Court Farm may be available by separate negotiation.

## SERVICES

As far as we are aware, mains water and electricity are connected to the yard and buildings via separate metered supplies. These supplies will be paid for by the Landlord and then billed back to the Tenant on a monthly basis.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections.

## ACCESS & PARKING

Access is directly from Smarden Bell Road to the south. There will be a specific area allocated for parking within the Lease Agreement and there is space for ample vehicles.

## PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## PHOTOGRAPHS

The photographs within this brochure were taken in January 2021.

## TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 3 years with a yearly break clause with the prospect for renewal at the end of the term.
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoing will be the responsibility of the tenant including business rates and services which will be paid for by the Landlord and billed back to the Tenant on a monthly basis.
- **Tenants Deposit** – A deposit of one month's rent will be taken.

## BUSINESS RATES

The building is currently not rated by the Valuation Office Agency although it should be noted that the Tenant will be responsible for any rates if and when they are applicable.

## PLANNING

Unit E1 has permission to be used for flexible commercial use. A copy of the Decision Notice is available from the agents on request.

## LOCAL AUTHORITY

**Ashford Borough Council**, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL.

## LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC RATINGS

**Unit E1 – D**

## CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of Smartsearch to verify the identity and residence of tenants.

## VIEWINGS

Viewings are strictly by prior appointment 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 farm. The vendor and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

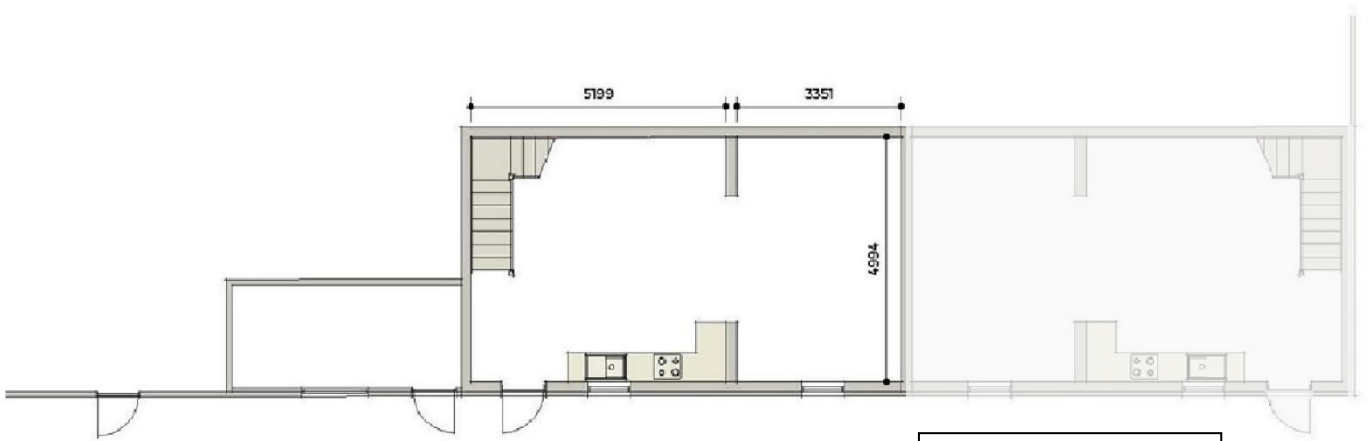
## AGENT'S NOTE

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 statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the service, appliances or any fittings.

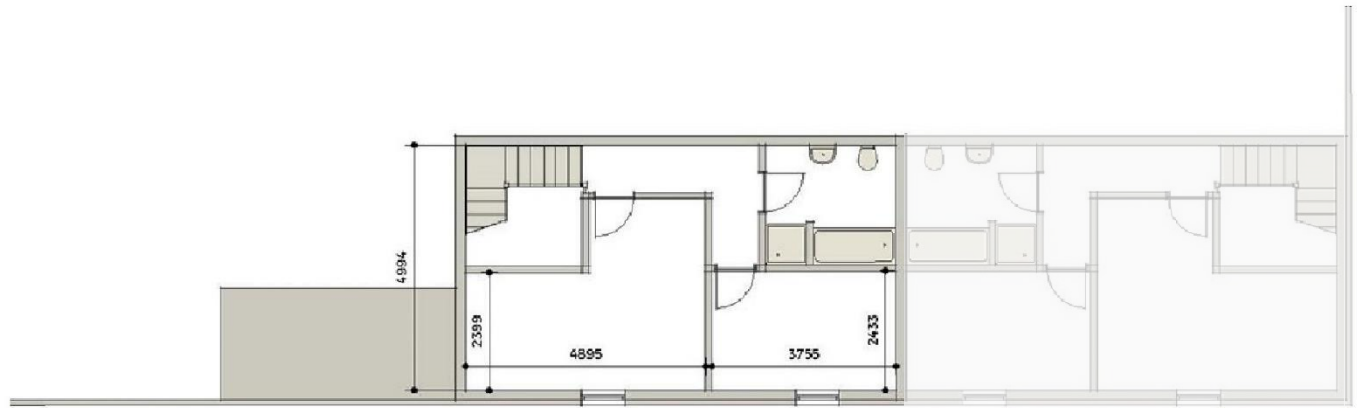
## GUIDE RENT

**Unit E1 - £7,000 per annum**

# FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

All dimensions are approximate.  
These drawings may not be  
reproduced, stored in a retrieval  
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Andrew Walters RIBA  
Architect

Class R Application - Frith Court Farm, Pluckley, TN21 0SY  
Relevant Part of Building A - Floor Plans

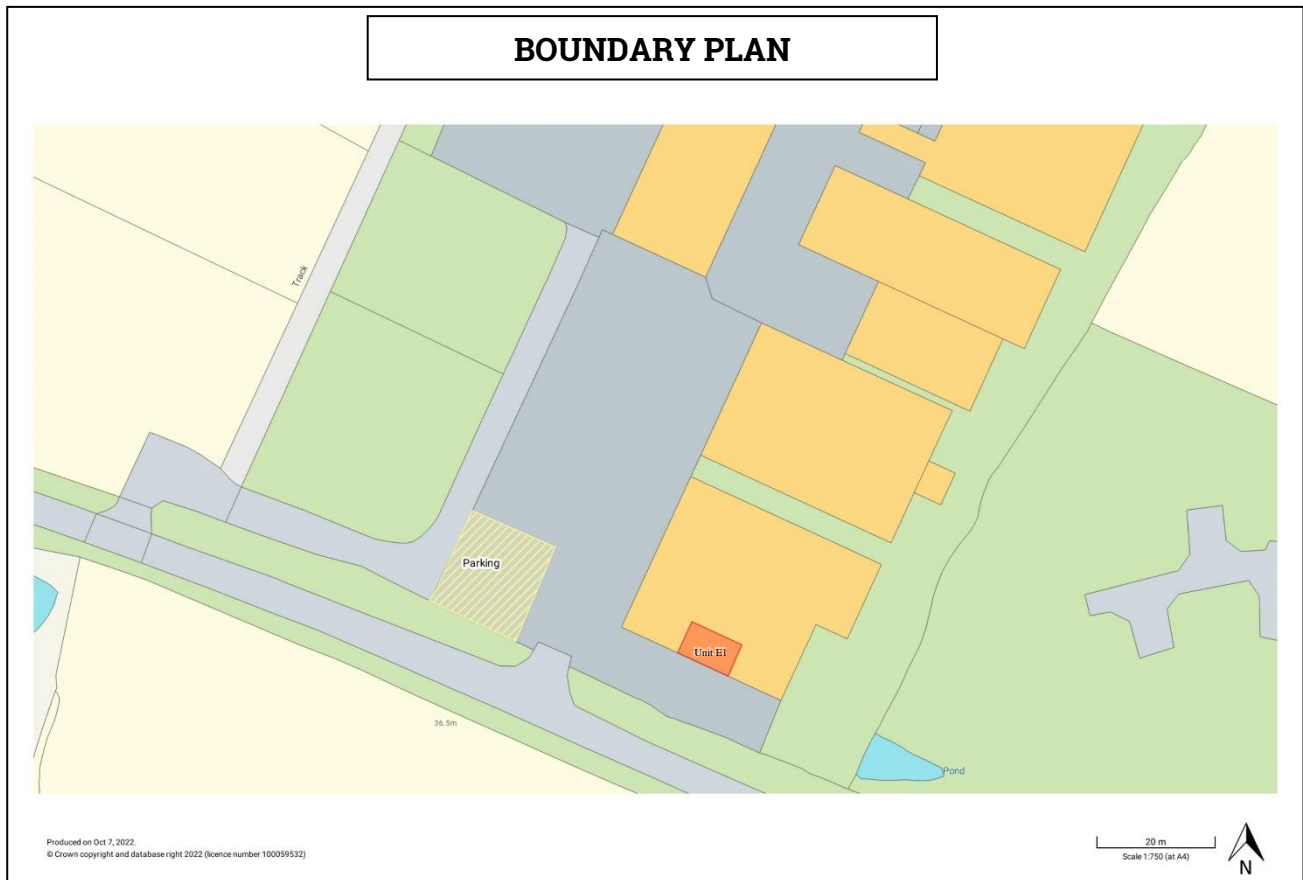
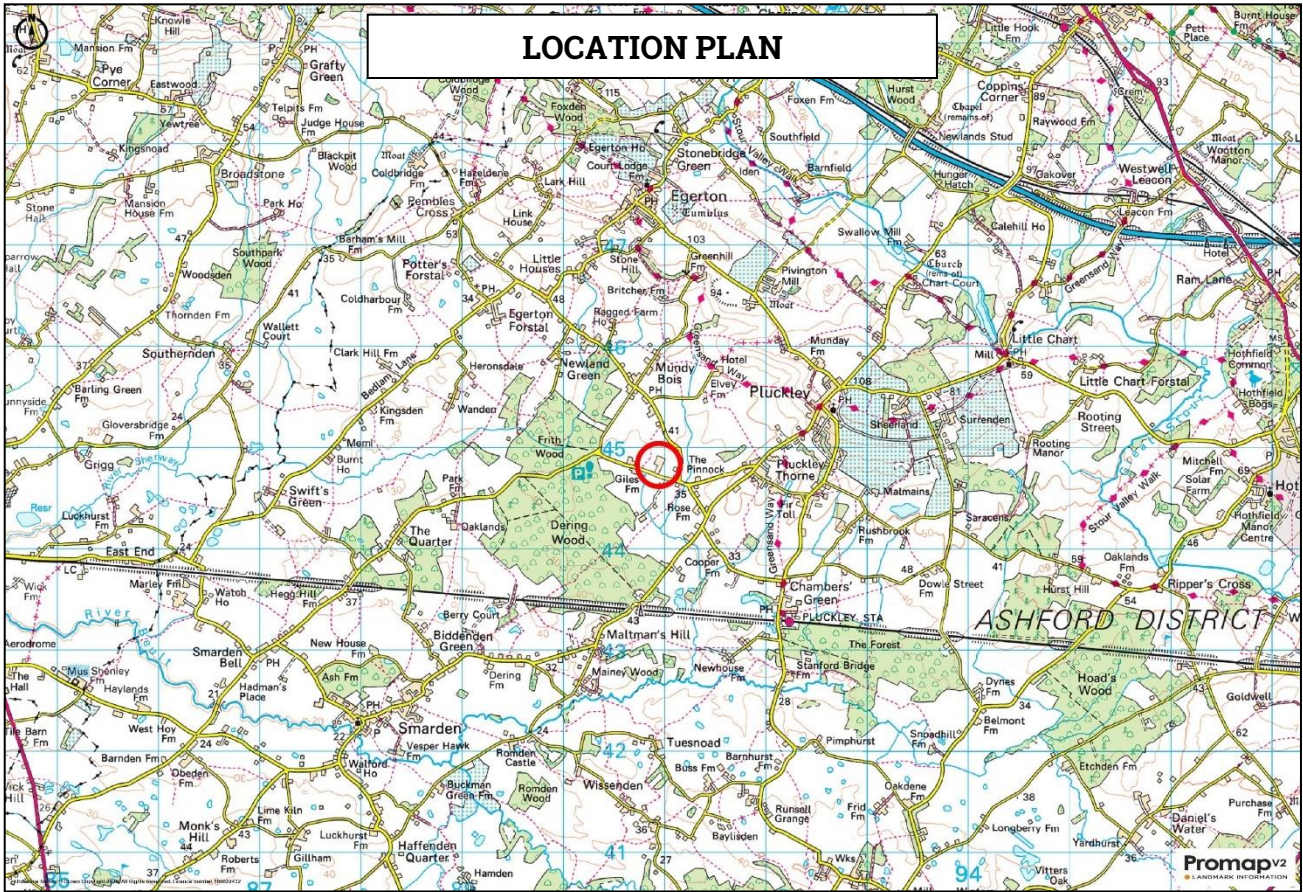
Class R Application - Frith Court Farm, Pluckley, TN21 0SY  
Relevant Part of Building A - Floor Plans

Date: 04/10/23  
Time: 10:00  
Scale: 1:50

Not to Scale







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.