

**UNIT 1 CROWHURST HOP FARM
BULLEN LANE, EAST PECKHAM,
TONBRIDGE, KENT, TN12 5LP**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Workshop / Store Building
- 3.5m (11 ft 6" Eaves)
- 3 Phase Power
- Ample Parking
- £20,000 per annum

UNIT 1 CROWHURST HOP FARM, BULLEN LANE, EAST PECKHAM, TONBRIDGE, KENT, TN12 5LP



Accommodation

Crowhurst Hop Farm is a small courtyard of industrial workshops, stores and offices in an idyllic location. The property itself is an open plan workshop/store benefiting from 2 sliding shutter doors plus separate personnel entrance, wcs and 3 phase power. The property has been measured on a Gross Internal Areas (GIA) basis as follows:

Area	Sq Ft	Sq M
GIA	2,494	231.69

Ladies and Gents WCs
Ample onsite Parking

Rent

£20,000 per annum, exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Legal Costs

Each side to bear their own costs

VAT

All figures are exclusive of VAT

Viewing



Phil Hubbard
phil.hubbard@sibleypares.co.uk



Matthew Sadler
matt.sadler@sibleypares.co.uk

Location

The property is located on Crowhurst Hop Farm, East Peckham providing an idyllic rural setting but within easy access to Seven Mile Lane (A228) which connects J2A of the M26 and the Hop Farm at Paddock Wood. The property is well located for access being 6 miles to J2A of the M20/M26 motorway.

Drive Times	Miles	Mins
Kings Hill	4	7
Maidstone	9	22
Tonbridge	6	13

Description

Crowhurst Hop Farm is a small courtyard of industrial workshops, stores and offices in an idyllic location. The property itself is an open plan workshop/store benefiting from 2 sliding shutter doors plus separate personnel entrance, wcs and 3 phase power. The property has been measured on a Gross Internal Areas (GIA) basis as follows:

EPC

Awaited

Rateable Value

RV £16,750 @ 49.9p in the £

Rates payable £8,358.25 for the year 2023/24

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

