

Rosewood House

High Street, Hadlow, Tonbridge, Kent, TN11 0EF



Self-Contained Office TO LET

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Key Features

- Detached Period Office
- Excellent Car Parking
- Gas Central Heating
- LED Lighting
- Main Road Frontage
- 4 Miles to Tonbridge Station

Description

Detached, period, 2-storey office building with good car parking TO LET

The property comprises a detached, two-storey period office building under pitched tiled roof with rendered elevations and UPVC double glazed windows. Externally there is a large private car park to the rear of the property for 6-8 cars plus landscaped garden area.

Accommodation

The property comprises a detached, two-storey period office building under pitched tiled roof with rendered elevations and UPVC double glazed windows. Internally, off the main reception there is a large open plan office to the front with separate office and kitchen/staff room to the rear of the ground floor as well as a disabled wc.

Upstairs there are four separate offices and wc/shower room all accessed off the central lobby. Each room has LED lighting, plaster painted walls and a combination of floor boxes and surface mounted power and data points and benefits from gas central heating.



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The property has been recently redecorated and presents nicely and would suit a variety of professional occupiers. The property has been measured on a Net Internal Area (NIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor		
Reception	103	9.57
Offices 1/2/3	525	48.77
Kitchen / Staff Room	108	10.03
First Floor		
Offices 4/5/6/7	582	54.07
WC / Shower Room		0
Total	1,319	122.54

Externally there is a large private car park to the rear of the property for 6-8 cars plus landscaped garden area

Rateable Value

The property has two separate rating assessments as follows:

1-5 Rosewood RV £16,750 @ 49.9p in the £

6 & 7 Rosewood RV £8,400 @ 49.9p in the £

Rates payable £12,549.85 for the year 2024/25

Rent

£24,000 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

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional costs



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Location

Hadlow village is located within the Council district of Tonbridge and Malling situated approximately 4 miles northeast of the town of Tonbridge, and about 10 miles west of Maidstone, the county town of Kent, and about 10 miles southeast of Sevenoaks. The village is accessible via the A26 road, which connects Tonbridge to Maidstone, making it easy to reach by car. The village is also known for Hadlow Tower (also known as May's Folly), a prominent 19th-century Gothic Revival tower that is a notable landmark in the region and also has a variety of local businesses as well as Hadlow College.

What3Words Location: <https://w3w.co/offers.unfair surfacing>

Drive Time	Miles	Mins
Maidstone	10.0	21
Tonbridge	3.7	8
Sevenoaks	9.7	21

For all Viewings and Enquiries contact:



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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.

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