

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Suites 1 & 2 Plum Tree Farm Rhee Wall, Old Romney, Kent TN29 9SF

W3W: thick.gratuuity ranked



RURALLY LOCATED OFFICE ACCOMMODATION

TO LET

- Suite 1 – 373 sq.ft. Suite 2 – 465 sq.ft.
- New Lease available
- Generous Car Parking
- Available from 1st July

Rent Sought: £4,250 to £9,850 per annum plus VAT.

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

Plum Tree Farm is located on the southern side of the A259, just west of its junction with Romney Road approximately one mile due west of New Romney. This is a quiet rural location suited to a range of office based uses.

New Romney is a busy Cinque Ports town of roughly 4,500 inhabitants located on the Romney Marsh, some 12 miles south of Ashford and a similar distance south-west of Folkestone. The Mountfield Road Industrial Estate is a well-established estate of mixed use providing a good working environment.

DESCRIPTION

This purpose built office building constructed nearly 20 years ago provides accommodation ground and first floor.

Suite One provides ground floor office accommodation of a little over 100 sq.ft. with a kitchen of nearly 50 sq.ft. and wc facilities with the first floor providing a little over 200 sq.ft. of accommodation.

Suite Two provides separate ground floor office accommodation of a little under 500 sq.ft. with its own coffee point, wc facilities and access to a rear garden area. Externally there is a large area of concrete and made-up hardstanding for generous car parking facilities.

ACCOMMODATION

Suite One	Ground Floor	Office 103 sq.ft. Kitchen 46 sq.ft.
	First Floor	Office <u>224 sq.ft.</u> 373 sq.ft. Plus WC
Suite Two	Ground Floor	Office 465 sq.ft. Plus WC



SERVICES

Mains water and electricity are connected to the premises. Drainage is to a private system.

BUSINESS RATES

The premises have a rateable value of £7,200. The uniform business rate multiplier for the year 2024/25 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £4,250 per annum is sought for Suite 1, and £5,600 per annum is sought for Suite 2. VAT is payable on the rent.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord’s reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises were previously assessed with an energy efficiency rating of 105 (Band E). However this has expired and a new certificate is being obtained. When available the certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.