



THE GRANARY
LAMBERHURST ROAD | HORSMONDEN | KENT | TN12 8ED
TO LET £22,000 PER ANNUM

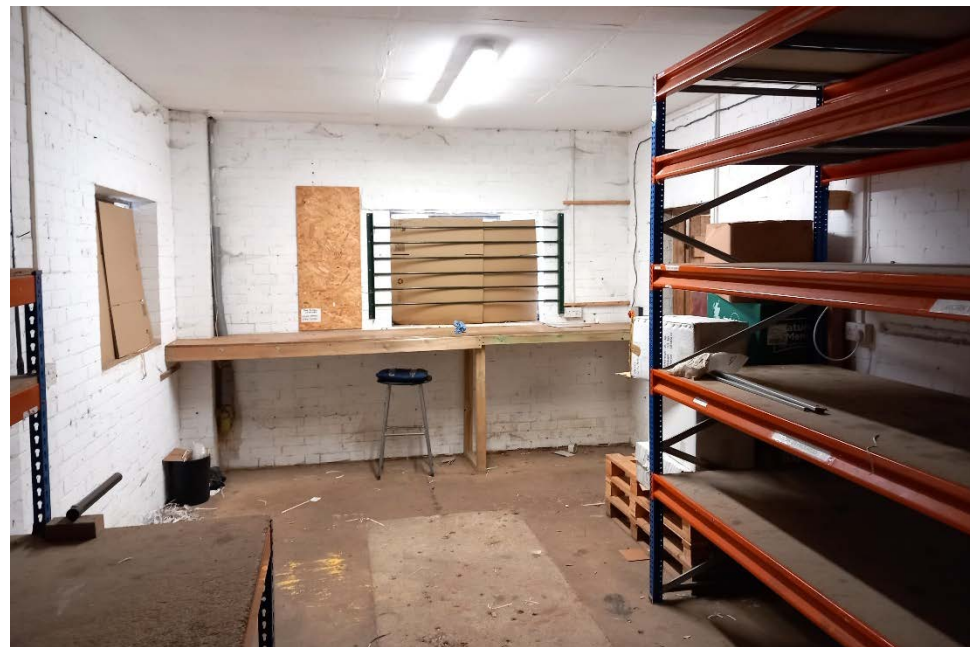


**Lambert
& Foster**

THE GRANARY, PULLENS FARM, LAMBERHURST ROAD, HORSMONDEN, KENT TN12 8ED

The Granary is a commercial property offering large ground floor workshops with double height enclosed warehouse area and private offices and facilities on the first floor. The property benefits from ample parking in a private, allocated area.

PADDOCK WOOD 6.3 MILES | TUNBRIDGE WELLS 8.6 MILES | CRANBROOK 8.9 MILES



SITUATION

The Granary is located at Pullens Farm, alongside a number of former agricultural buildings now in commercial uses. Almost equidistant between the villages of Horsmonden (1.5 miles) and Lamberhurst (2 miles), the property enjoys a rural location, while still benefitting from good transport connections, being located only 1 mile from the A21.

The location is well placed to serve the Wealden towns of Paddock Wood (6.3 miles), Tunbridge Wells (8.6 miles) and Cranbrook (8.9 miles), as well as the numerous surrounding villages, which are all within easy reach.

DESCRIPTION

The Granary includes two good sized workshops with three-phase electricity supply, and large access doors. Along the front of the building is a double height, fully enclosed warehouse area, again with roller shutter door access.

On the first floor are a range of offices and meeting rooms of varying sizes, all with ample natural light. There is a large kitchen with ample storage and separate male and female WCs.



FLOOR AREAS

	sqm	(sqft)
Ground Floor		
Warehouse Space	41.80	(450)
Workshop	70.77	(762)
Workshop	24.99	(269)
First Floor		
Meeting Room	18.47	(199)
Office 1	21.22	(228)
Office 2	18.05	(194)
Office 3	12.04	(130)
Office 4	8.45	(91)

GENERAL

Parking: Private, allocated parking area

Services: 3-phase electricity, mains water and drainage.

Rateable Value: £19,750

EPC: C

TERMS

Available from: 1st June 2024

Rental Deposit: Equivalent to three month's rent

Repairing: The property is offered on a full repairing and insuring basis internally and externally.

Legal Costs: Each party to pay their own legal costs

VIEWING

Strictly by appointment with the agents.

Esther Goodhew

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