



UNIT 5, PULLENS FARM
LAMBERHURST ROAD | HORSMONDEN | KENT | TN12 8ED
TO LET £9,500 PER ANNUM



**Lambert
& Foster**

SITUATION

Unit 5 is located at Pullens Farm in a former agricultural building. Almost equidistant between Horsmonden (1.5 miles) and Lamberhurst (2 miles), the property enjoys a rural location, with good transport links, being only 1 miles from the A21, and within easy reach of Paddock Wood (6.3 miles), Tunbridge Wells (8.6 miles) and Cranbrook (8.9 miles), as well as the numerous surrounding villages.

DESCRIPTION

Unit 5 could be used as either a workshop or for storage, extending in total to 110 sqm (1191 sqft) split across two spaces. The larger space extends to approximately 59 sqm (636 sqft) with access through a roller-shutter door (2.9m wide by 2.5m high). Accessed from this space are female and male WCs, and small kitchenette area. The second space extends to 41 sqm (443 sqft).

GENERAL

Parking: Communal parking on site

Services: Three phase mains electricity, water and drainage.

Rateable Value: £8,000 through Tunbridge Wells Borough Council

EPC: D

TERMS

Rental Deposit: Equivalent to three month's rent

Repairing and Insuring: The Tenant will be responsible for internal repairs and decoration, and insuring the premises

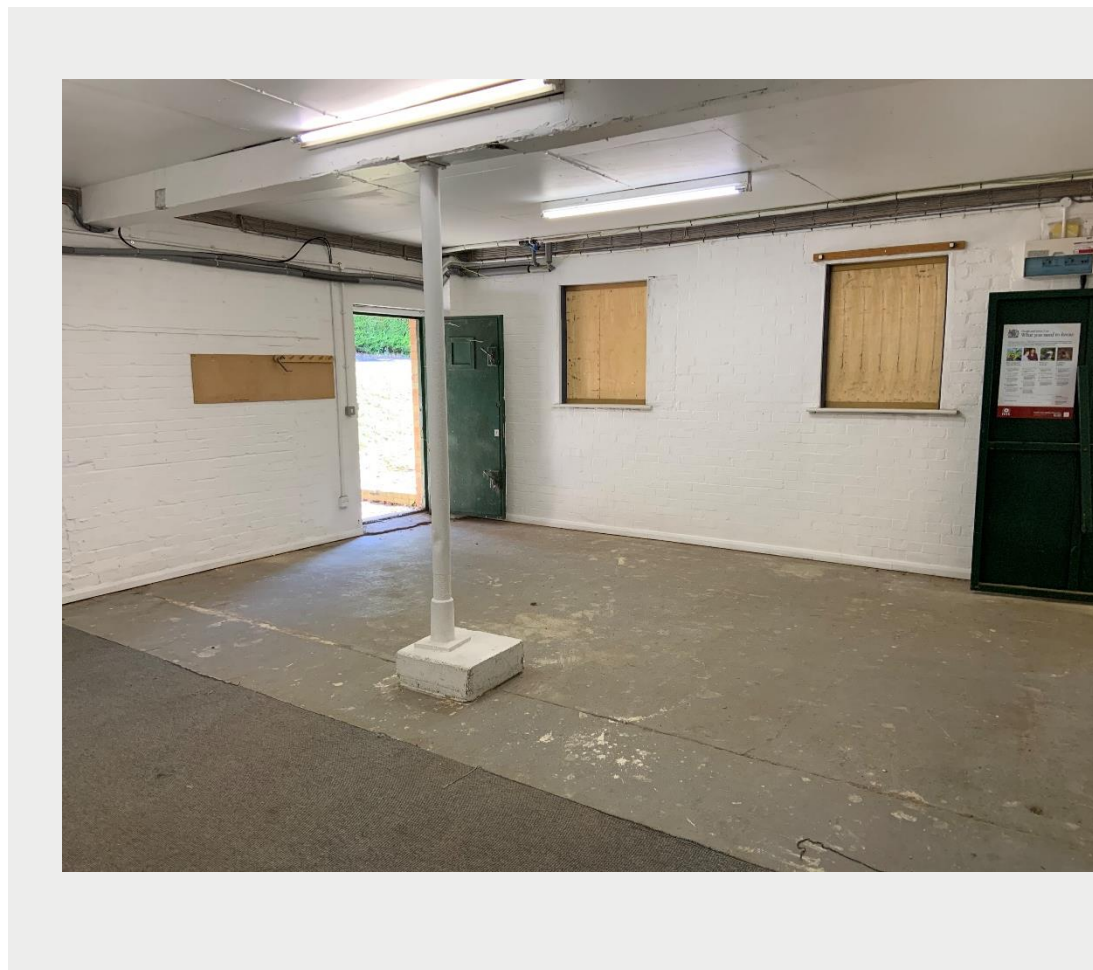
Legal Costs: Each party to pay their own legal costs

VIEWING

Strictly by appointment with the agents.

Esther Goodhew – 01892 832 325

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IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster

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