

UNIT 11, FLIMWELL PARK

HAWKHURST ROAD, TICEHURST, FLIMWELL, EAST SUSSEX, TN5 7FJ

To Let £14,000 + VAT per annum

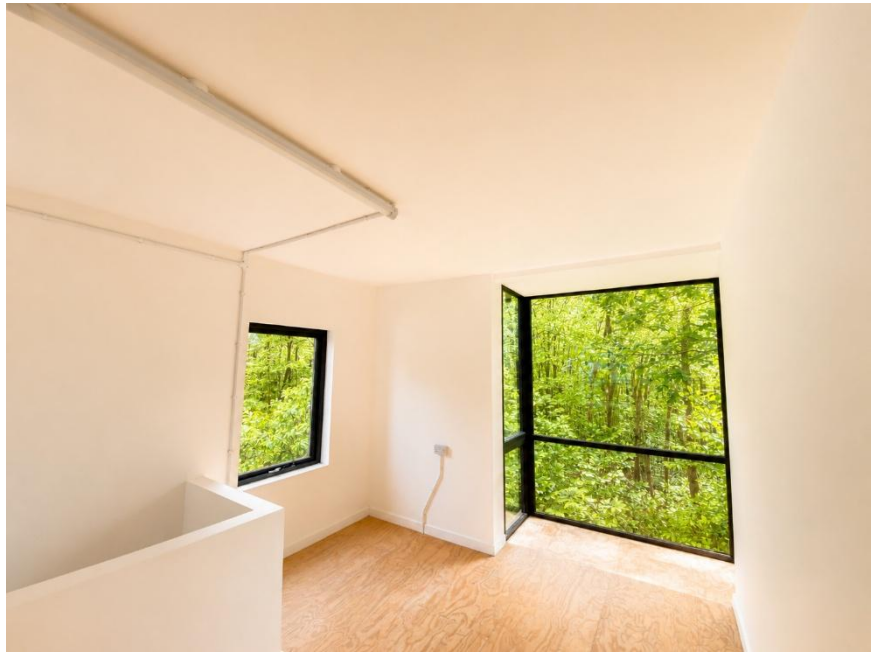
EST 1900

Lambert & Foster

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This contemporary space of 905 sqft (84 sqm) across two floors, with an open-plan layout, offers a flexible workspace suitable for a range of uses from office to artisan businesses. Expansive windows draw in natural daylight and overlook attractive woodland creating a bright and welcoming working environment. The office is set within Flimwell Park, an innovative and sustainable woodland development.





DESCRIPTION

The property comprises two floors of well-proportioned office space with a kitchenette and W/C. Windows are positioned throughout both levels, filling the space with natural light. The property has a polished concrete floor on the ground level and exposed plywood panelled floor on the first floor.

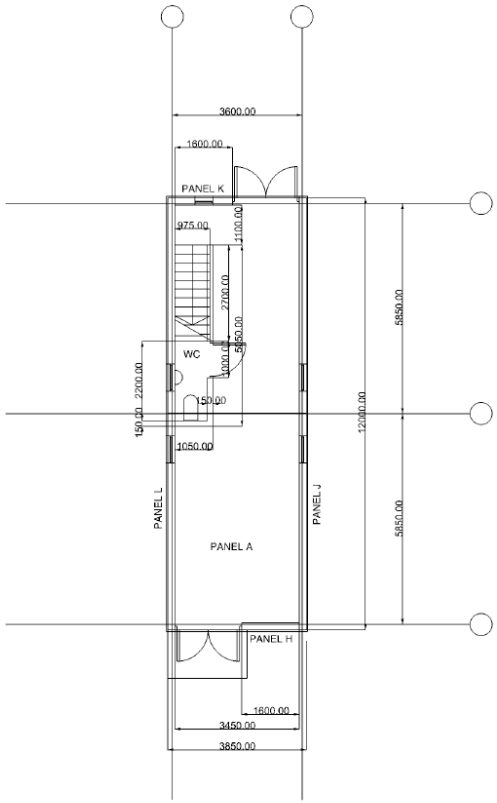
DIRECTIONS

Situated along Hawkhurst Road (A2680), the property is approximately 0.5 miles from the A21 with convenient access to Tunbridge Wells, Hastings and the wider motorway network.

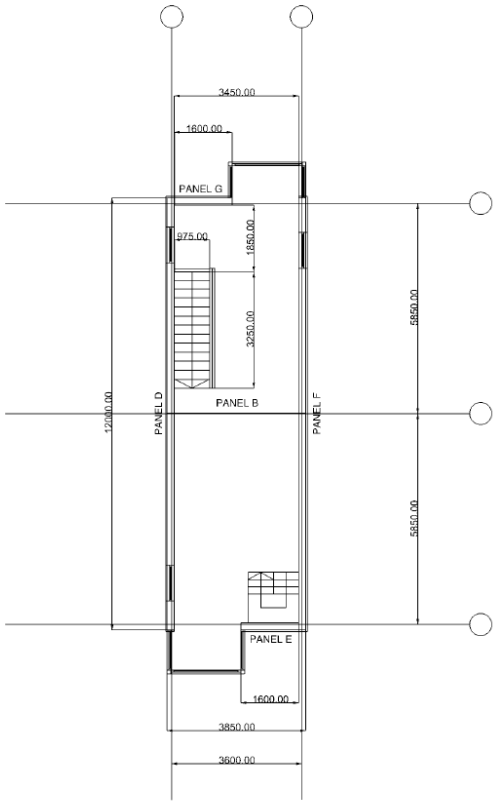
Flimwell Park sits equidistant between Ticehurst and Hawkhurst, which both offer a range of local amenities.

FLOORPLANS

For identification purposes only.
The position and size of doors, windows, appliances and other features are approximate only.



LOWER FLOOR PLAN



UPPER FLOOR PLAN

TENURE: Leasehold

SERVICES & UTILITIES CHARGE:

Approximately £250 per month, inclusive of water, electricity and communal service charge

PARKING: two allocated spaces

RENTAL DEPOSIT: £3,500

LEASE TERMS:

- A 10-year lease with a break clause at 3-year intervals
- Full Repairing
- Insurance arranged by Landlord and recharged under the service charge

BROADBAND & MOBILE COVERAGE:

Visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage.

LOCAL AUTHORITY: www.rother.gov.uk

BUSINESS RATES: Rateable Value £6,100

EPC: A+ rating

ADDITIONAL FEATURES:

- Air conditioning
- Solar panels

ENQUIRIES :

Please send enquiries to ellie.chappell@lambertandfoster.co.uk or contact the office on 01435 873999

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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