



TO LET
UNITS 3,4,5 and 6
BURNT HOUSE FARM BUSINESS PARK
BEDLAM LANE
SMARDEN, ASHFORD
KENT TN27 8PG

New build rural offices/studios/treatment rooms or storage with car parking
Broadband (Fibre available) and air conditioning.

Unit 3 – Office – 32.5m² (349ft²) - £475 per month

Unit 4 – Office – 32.4m² (348ft²) - £475 per month

Unit 5 – Office – 32.3m² (347ft²) - £475 per month

All available individually or together as interconnected units if required.

LOCATION

The Burnt House Farm Business Park is located two miles to the north of Smarden village and three miles east of Headcorn in the heart of the Low Weald of Kent.

Local amenities and facilities are within easy distance in the centre of Headcorn and include the Parish Church, Primary School, village shop, pubs amongst other local amenities. Headcorn also offers rail services to Cannon Street, London Bridge and Charing Cross with journey times of approximately an hour.

The other towns of Biddenden six miles south and Ashford fifteen miles east provide further facilities and amenities if required.

Ashford provides a national and international rail link with easy access into London (37 minutes) and the continent along with good road links via the M20 to the rest of the country.

DESCRIPTION

The units to be let are situated in a recently converted former agricultural building. The offices have a variety of facilities including toilets, kitchenettes and open plan office areas.

The units have 3.2 metre high ceilings and benefit from air conditioning, LED lighting, broadband, network cabling with fibre available on site. Car parking is available, and allocation can be discussed on site when viewing with the agent or Landlord.

All of the units could be interconnected via internal doors and all units could be let together if required. Floor Plans of the units are opposite.

ACCESS & PARKING

Burnt House Farm Business Park is located to the east of Headcorn village to the south of Bedlam lane that runs between the Headcorn Road and Egerton Forstal and is in an entirely rural location.

Access is via a gated entrance to a tarmacadam parking area. Allocation can be discussed on site when viewing with the agent or Landlord.

A Location Plan of the property can be found overleaf.

SERVICES

Tenants will be responsible for electricity within the units which are individually metered. No drainage or water rates are payable as these fall within the rental figure.

BUSINESS RATES

The offices at Burnt House Farm Business Park are rated by the Valuation Office Agency and the prospective tenants must be aware that they will be responsible for all outgoing including business rates. It is likely the occupiers will be able to claim small business rates relief subject to clarification with Ashford Borough Council.

LEASEHOLD

The terms of the letting are a matter to be discussed and agreed between the applicants and the Landlord. However, the Landlord will require the following:-

- Term – The Lease term to be of a reasonable length. The Landlord would prefer to have a 3 year Lease in place.
- Repair – On vacation of the unit, it will be fully repainted and redecorated as when occupied.
- Rent – Payable monthly in advance.
- Insurance – The proportion of the buildings insurance applicable to the unit will be the responsibility of the Tenant. The tenant will also have to insure the contents of the unit.
- Outgoings – All outgoing will be the responsibility of the Tenant. This includes Business Rates.
- Maintenance Charge – Maintenance Charge is included within the rent.

GUIDE RENT

Unit 3	- £ 475 per month
Unit 4	- £ 475 per month
Unit 5	- £ 475 per month

VAT

All figures exclude VAT and although not charged at this current time tenants must be aware there is the possibility of VAT being added in the future.

EPC'S

Burnt House Farm Business Park – EPC D

VIEWING

Strictly by prior appointment only with the sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a working yard. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

PHOTOGRAPHS

The photographs were taken in June 2023.

AGENTS' NOTES

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as a statement of fact and all measurements given are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey of the building nor tested the service, appliances or any fittings.



FLOOR PLANS

Burnt House Farm



Unit 1 - Gross Internal Area : 31.8 sq.m (342 sq.ft.)
Unit 2 - Gross Internal Area : 32.0 sq.m (344 sq.ft.)
Unit 3 - Gross Internal Area : 32.5 sq.m (349 sq.ft.)
Unit 4 - Gross Internal Area : 32.4 sq.m (348 sq.ft.)
Unit 5 - Gross Internal Area : 32.3 sq.m (347 sq.ft.)
Unit 6 - Gross Internal Area : 32.0 sq.m (344 sq.ft.)
Unit 7 - Gross Internal Area : 97.6 sq.m (1050 sq.ft.)
Unit 8 - Gross Internal Area : 105.6 sq.m (1136 sq.ft.)
Garage - Gross Internal Area : 117.1 sq.m (1260 sq.ft.)

Unit 9 - Gross Internal Area : 31.8 sq.m (342 sq.ft.)
Unit 10 - Gross Internal Area : 31.0 sq.m (333 sq.ft.)
Unit 11 - Gross Internal Area : 27.8 sq.m (299 sq.ft.)
Unit 12 - Gross Internal Area : 28.2 sq.m (303 sq.ft.)



LOCATION PLAN

