



**TO LET**  
**INDUSTRIAL/WAREHOUSE & OFFICE UNITS**

**PETTINGS COURT FARM, WROTHAM**



**PETTINGS COURT FARM  
BUSINESS UNITS,  
HODSOLL STREET,  
WROTHAM, TN15 7LH**

**Industrial/Warehouse and Office  
Units on Popular Estate**

**TO LET**

**69.0 – 288.0 m<sup>2</sup>  
(743 – 3,100 sq ft)**

- Workshops and Offices
- Ample Parking
- Good Access to Motorway Network

**Viewings strictly by appointment  
via sole agents:**

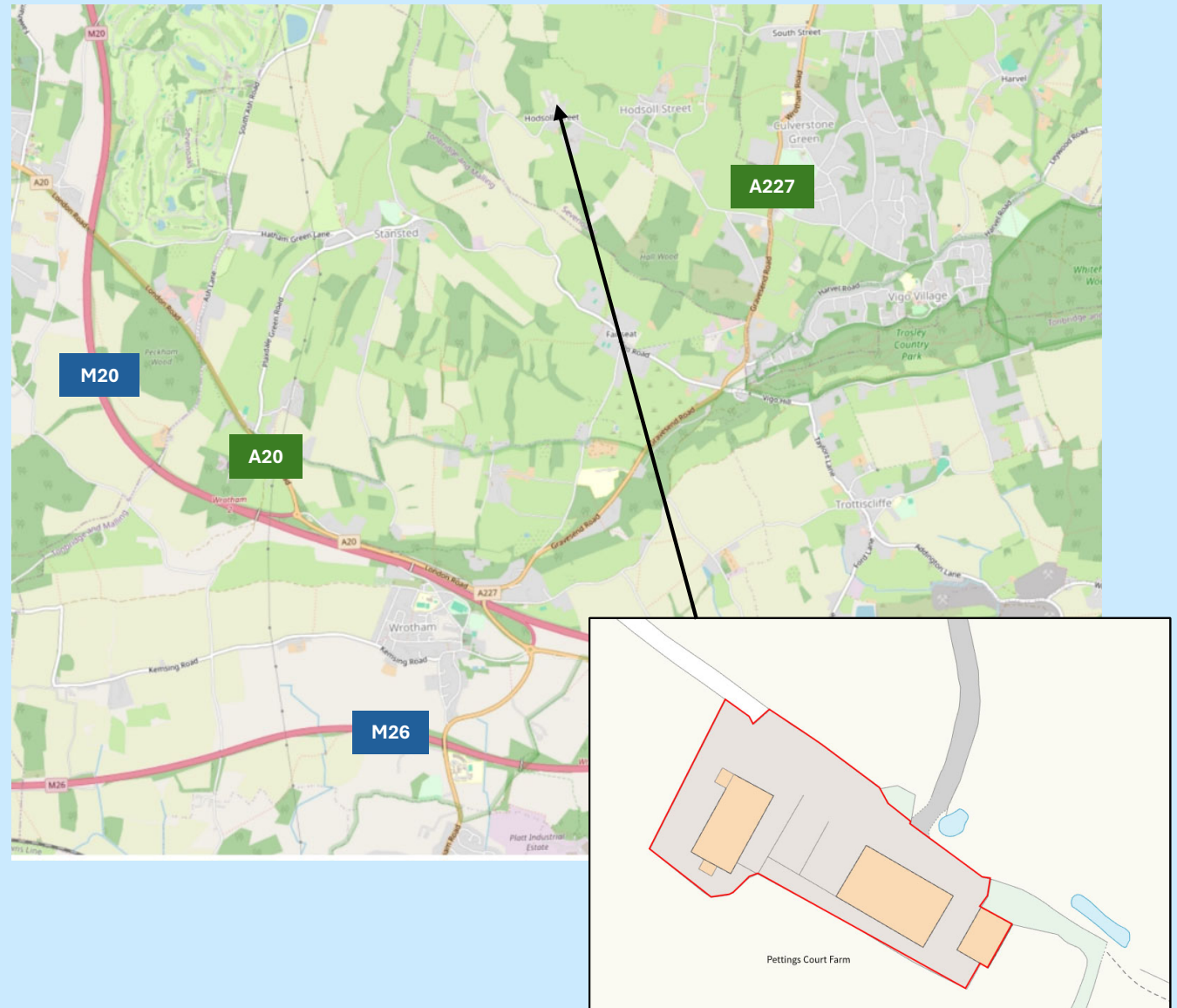
**William Hinckley or  
Will Giles  
01227 763663**

**btf**

**LOCATION**

Pettings Court Farm is located in the hamlet of Hodsoll Street on the North Downs, between the villages of Stansted and Culverstone Green in the Sevenoaks district, around 3 miles south of New Ash Green and Meopham, 4 miles north-east of Wrotham and 11 miles from Sevenoaks (to the south-west) and Dartford (to the north-west).

The property is close to the A227 which provides access to the A20 link road which connects with the M26 and M20/M25. Train services are available within 5 miles at Longfield, Meopham and Borough Green.



## UNIT 1

### DESCRIPTION

A single storey workshop located at the front of the site, having a metal loading doors and a separate pedestrian door to the side. The unit has an office/meeting room, staff kitchen and WC facilities and is finished to a good standard and includes:

- Concrete floor
- LED Lighting
- Electric Water Heaters
- Laminate Flooring in the Office
- Average Eaves Height of 4.2m

### ACCOMMODATION

The property has the following approximate floor areas (GIA);

Unit	Accommodation	m <sup>2</sup>	sq ft
Unit 1	Workshop & Offices	103.5	1,114

### CAR PARKING

Communal estate car parking available

### BUSINESS RATES

The tenant will be responsible for payment of business rates associated to the property, with the Rateable Value (RV) being:

**Workshop & Premises - £8,700**

Tenant may be eligible for small business rates relief. Further details available from the agent or via the VOA website.

### EPC

Pending

### TERMS

The unit is available by way of a new effective full repairing and insuring lease for a term to be agreed.

### RENT

Our client is seeking a rent of £10,000 per annum (exclusive of rates, service charge and VAT).

### DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

### SERVICE CHARGE

The tenant will be required to pay a service charge in relation to maintenance, upkeep and repair of the communal estate areas. Further details available on request.



UNIT 6

DESCRIPTION

A self-contained ground floor office finished to a good modern standard and arranged with a main open plan office and boardroom which benefit from the following features:

- LED Lighting
- Air Conditioning
- Carpeting
- Modern Kitchen and Toilet facilities

ACCOMODATION

The property has the following approximate floor area (GIA);

Unit	Accommodation	m²	sq ft
Unit 6	Offices	101.0	1,087

CAR PARKING

Communal estate car parking available

BUSINESS RATES

The tenant will be responsible for payment of business rates associated to the property, with the Rateable Value (RV) being:

**Workshop & Premises - £8,000**

Tenant may be eligible for small business rates relief. Further details available from the agent or via the VOA website.

EPC

Pending

TERMS

The unit is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Our client is seeking a rent of £15,000 per annum (exclusive of rates, service charge and VAT).

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

SERVICE CHARGE

The tenant will be required to pay a service charge in relation to maintenance, upkeep and repair of the communal estate areas. Further details available on request.







### **LEGAL COSTS**

Each party will bear their own legal costs.

### **VAT/FINANCE ACT 1989**

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

### **VIEWINGS**

Strictly by appointment through Sole Agents.

### **BTF**

William Hinckley  
Will Giles  
**01227 763663**

Details created August 2025







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