

**TO LET****RURAL OFFICE UNIT****PETTINGS COURT FARM, WROTHAM**

**UNIT 6**  
**PETTINGS COURT FARM**  
**HODSOLL STREET**  
**WROTHAM**  
**TN15 7LH**

**Rural Office Unit on Popular Estate**

**TO LET**  
**101 m<sup>2</sup>**  
**(1087 sq ft)**

- **Offices**
- **Ample Parking**
- **Good Access to Motorway Network**

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

**William Hinckley or**  
**Will Giles**  
**01227 763663**



**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 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

### ACCOMMODATION

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

Unit	Accommodation	m <sup>2</sup>	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

The property has achieved an EPC rating of band C.

### 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).

### 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.

### 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.

### VIEWINGS

Strictly by appointment through Sole Agents:

### BTF

William Hinckley  
Will Giles  
**01227 763663**

Details amended February 2026





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.