



TO LET
MODERN GROUND FLOOR OFFICES

The Hoppers, Goblands Farm Business Centre

The Hoppers, Goblands Farm Business Centre, Cemetery Lane, Hadlow Kent TN11 0LT

**Refurbished Ground Floor
Offices on a Popular Rural Estate**

TO LET

79.7 – 214.8 m² (858 – 2,312 sq ft)

- Attractive Rural Setting
- Modern Open Plan Offices
- Air Conditioning
- Modern LED Lighting
- Generous Car Parking
- Excellent Natural Light

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

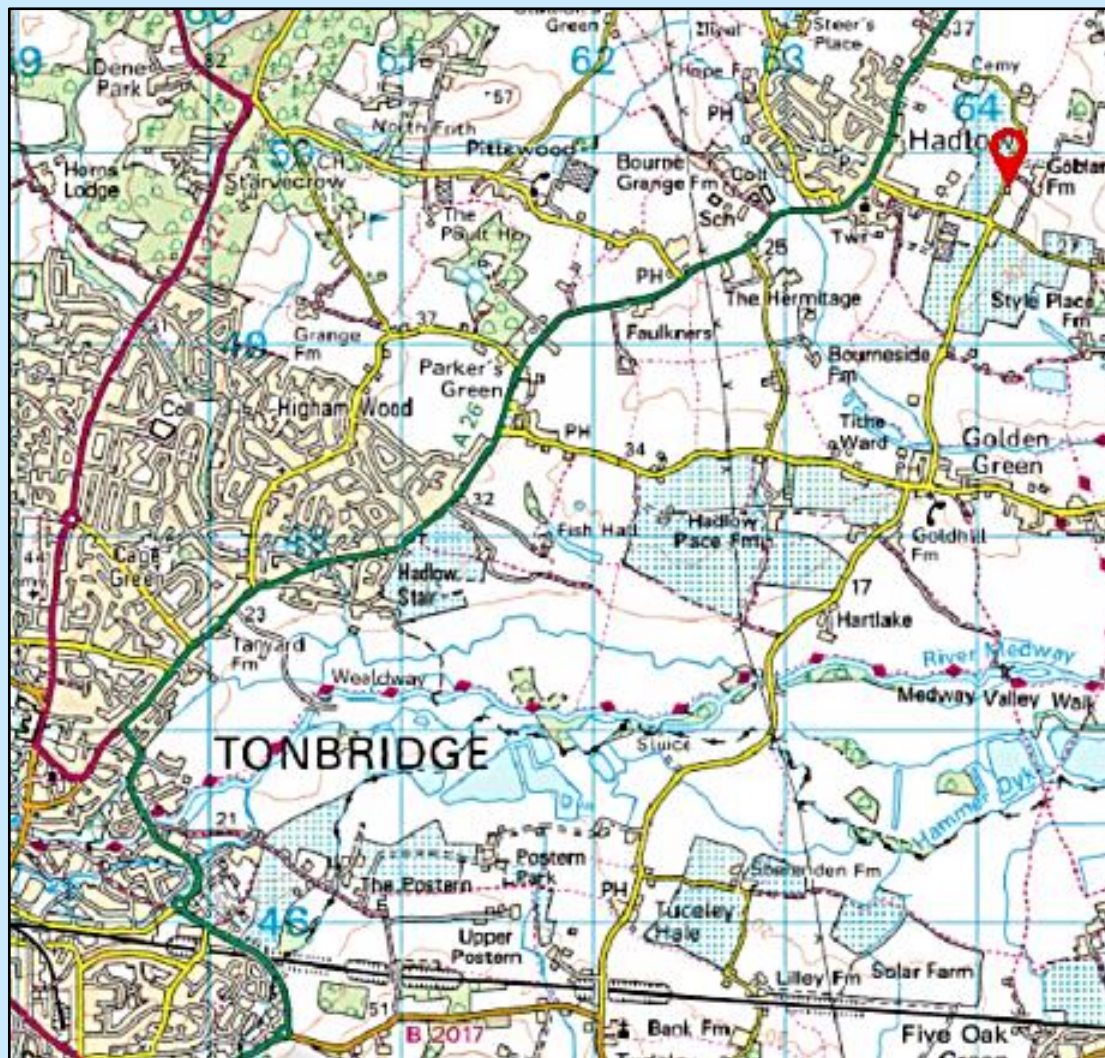
**William Hinckley or
Will Giles
01227 763663**

btf

LOCATION

The property is situated in a picturesque rural setting on the edge of the village of Hadlow. It is a short distance from the A26, which links with the M20 around 8 miles to the north, Maidstone around 10 miles to the east and Tonbridge around 5 miles to the south west.

Goblands Farm Business Centre comprises an attractive complex of characterful farm buildings which have been sympathetically converted to provide a range of modern office and business suites.



DESCRIPTION

The Hoppers is a single storey building which has been creatively converted to provide attractive, modern open plan office space with a central reception/lobby, communal kitchen and toilets. The offices benefit from the following features:

- Modern LED lighting
- Air conditioning
- High speed broadband connectivity
- Excellent natural light
- Modern kitchen & toilet facilities

ACCOMMODATION

The property has the following approximate floor area (NIA):

Floor	m ²	sq ft
Hoppers 1 (left)	121.3	1,306
Hoppers 2 (right)	79.7	858
Kitchen	13.8	148
Combined Total	214.8	2,312



TERMS

The property is available to let together or separately on new effective full repairing and insuring leases for a term to be agreed.

RENT

Our clients are seeking the following quoting rents, exclusive of rates, service charges, utility costs and VAT.

Floor	Rent (per annum)
Hoppers 1 (left)	£22,000
Hoppers 2 (right)	£16,000
Total	£38,000

SERVICE CHARGE

The tenants will be required to pay a service charge to recover a proportion of cost of maintenance of the building and communal areas. Further details are available from the agents..

DEPOSIT

A deposit will be held by the landlord for the duration of the term.

BUSINESS RATES

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

Offices and Premises - £27,750

The current UBR is 49.9p. If let as two separate suites, the rating assessment will be split. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

EPC

The property has a current EPC Rating in band B (42).

CAR PARKING

There is ample car parking available directly in front of the building.

**LEGAL COSTS**

Each party to bear their own.

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenant should satisfy themselves independently as to their VAT liability in respect of any transactions.

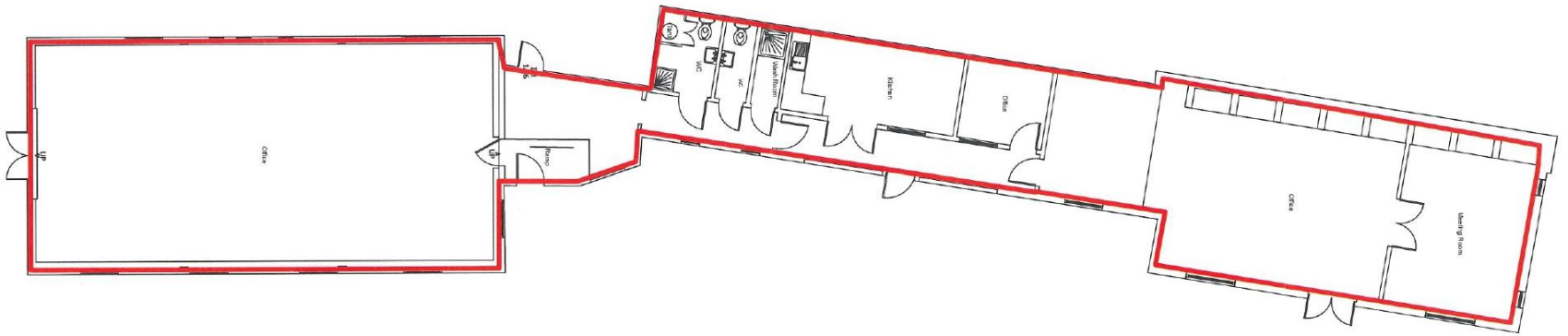
VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley
Will Giles
01227 763663

Details created September 2025



***Not to Scale**



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