



TO LET
GROUND FLOOR OFFICE

UNIT 2C THE OLD ENGINE HOUSE
GOBLANDS FARM BUSINESS CENTRE, HADLOW

**UNIT 2C THE OLD ENGINE HOUSE,
GOBLANDS FARM BUSINESS
CENTRE, CEMETERY LANE,
HADLOW, KENT TN11 0LT**

Modern Ground Floor Office

TO LET

27.6 m² (297 sq ft)

- **High Speed Broadband Connectivity**
- **Easy-in Easy-Out Terms Available**
- **Excellent Transport Links to Maidstone and Tonbridge**
- **Ample On-Site Car Parking**

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

**William Hinckley or
Will Giles
01227 763663**



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

Unit 2C The Old Engine House comprises a ground floor office suite benefitting from the following:

- Modern Electric Heaters
- Double Glazing
- Good Natural Light
- High Speed Broadband Connectivity
- Shared Kitchen & WC. Facilities

ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
Ground	Office	27.6	297

TERMS

The property is available to let on a new Tenancy at Will or effective Full Repairing and Insuring Lease for a term to be agreed.

RENT

Our clients are seeking a rent of £5,500 per annum, which excludes service charge contribution, broadband charges, business rates, electricity costs and VAT (if applicable).

DEPOSIT

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

CAR PARKING

Ample on-site parking is available.

SERVICE CHARGE CONTRIBUTION

The tenant will be required to pay a service charge contribution (in addition to rent) towards the Landlord's cost of the maintenance, repair, lighting and cleaning of the building and communal areas.

BUSINESS RATES

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

Office and Premises - £4,100

The current UBR is 43.2p. Tenants may be eligible for small business rates relief but are advised to confirm this with VOA website or the local authority.

EPC

The EPC for this property is currently being reassessed.



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 amended April 2026



THE
OLD ENGINE HOUSE

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.