



TO LET
MODERN GROUND FLOOR OFFICE

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

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

Modern Ground Floor Office

TO LET

15.1 m² (163 sq ft)

- **Ground Floor Open Plan Office**
- **Attractive Rural Setting**
- **Excellent Transport Links to Maidstone and Tonbridge**
- **Allocated Car Parking**

**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 southwest.

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

- Carpet tiles
- Modern Electric Heating
- Modern LED Lighting
- Double Glazed Windows
- Good Natural Light
- High Speed Broadband Connectivity
- Shared Kitchen & W.C Facilities

ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
Ground	Office	15.1	163

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 **£4,500 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.

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 - £2,600

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.

CAR PARKING

Ample on-site parking is available.

LEGAL COSTS

The Landlord's agent charges a Tenancy Administration fee of £120 plus VAT for preparing each Tenancy at Will, which will be collected from each occupier prior to occupation.

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



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