



TO LET
GROUND FLOOR OFFICE SUITE

GROUND FLOOR, OAST EAST, CHURCH FARM, ULCOMBE

Ground Floor East
The Oast
Church Farm
Ulcombe
ME17 1DN

Ground Floor Office Unit To Let

TO LET

83.3m² (897 sq ft)

- Good natural light
- Air conditioning
- Onsite Parking

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

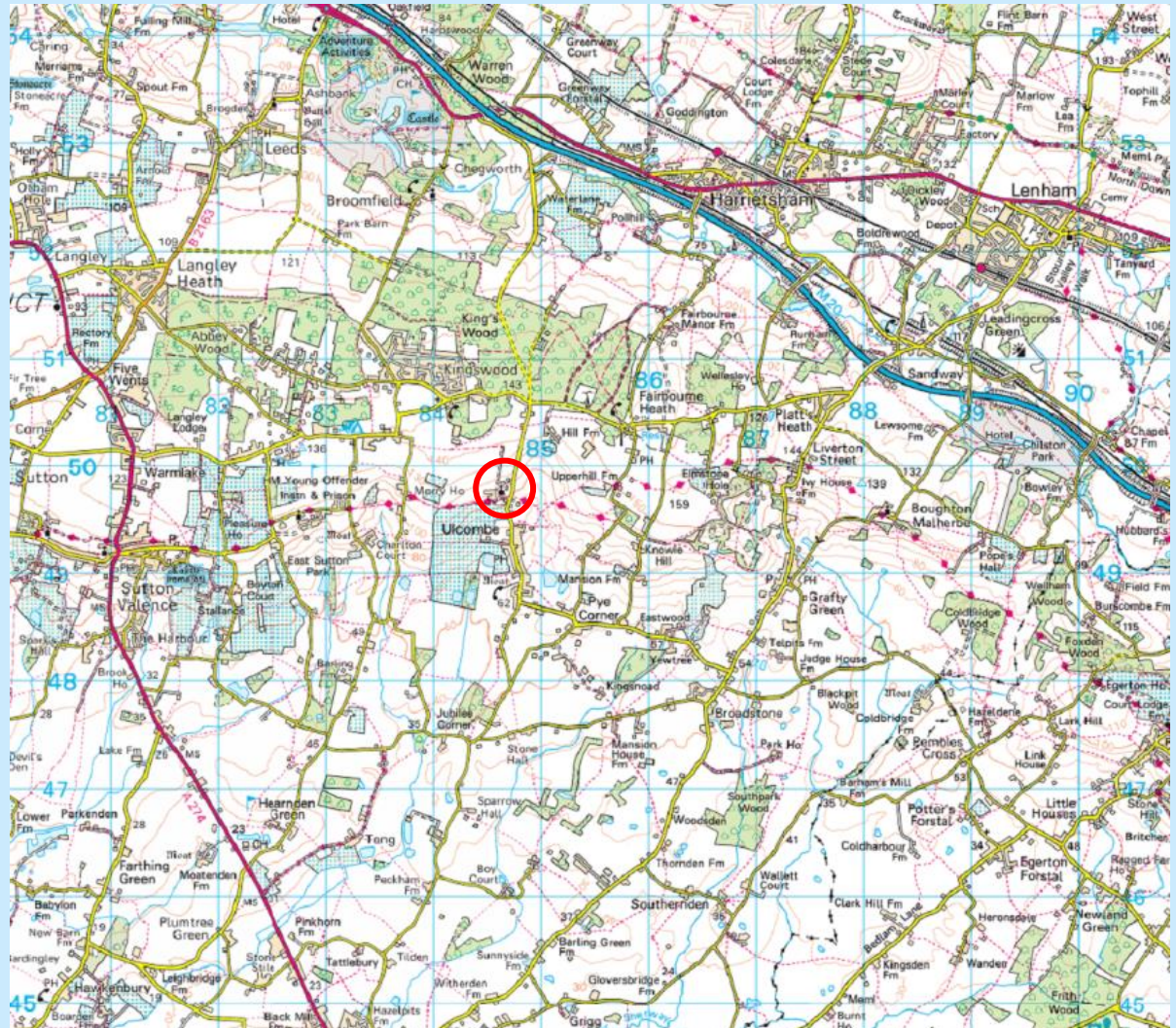
Alex Cornwallis
Or Will Giles
01227 763663

btf

LOCATION

The property is situated in the village of Ulcombe, a rural location in the Kent countryside, approximately 8 miles south of Maidstone. The village benefits from an attractive countryside setting whilst remaining within convenient reach of Maidstone town centre and its wide range of amenities and services.

The property is well positioned for access to the surrounding road network, with the A20 and M20 providing connections to Maidstone, Ashford and the wider Kent region. The location offers an appealing balance of a peaceful working environment and accessibility to the principal commercial centres of Kent.



DESCRIPTION

The property comprises a ground floor office suite forming part of an attractive former oast building which has been converted for commercial use. The office provides a combination of open-plan and cellular accommodation, benefiting from

- Good natural light
- Air conditioning
- Carpet tiles and vinyl flooring
- Kitchenette
- Demised W/C facilities
- Cat 2 lighting

ACCOMMODATION

The suite has the following floor areas (NIA):

Floor	Accommodation	m ²	sq ft
Ground	Office & Premises	83.3	897

TERMS

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

RENT

£15,000 per annum exclusive.

DEPOSIT

A deposit will be held by the landlord for the duration of the term. Further details available from agent upon request.

SERVICE CHARGE

The incoming Tenant will be required to pay an estate management charge to recover a proportion of the cost of maintaining the building and communal areas.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Offices and Premises - £11,250

The current UBR is 43.2p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.



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

Will Giles
Alex Cornwallis
01227 763663

Details created September 2026



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