btf

Land & Property Experts



REFURBISHED OFFICE SPACE

TO LET

Approximately 795ft² (73.86m²).

Unit 40 – Ground Floor
Vinehall Business Centre
Vinehall Road
Robertsbridge
East Sussex
TN32 5JW

- **GUIDE RENT : £10,500 pa Excl VAT**
- **Quiet yet accessible rural location**
- **Recently refurbished office space**
- **To let on flexible terms**
- **A short distance from the A21**
- **Extensive off- road parking**

LOCATION
The unit is situated a short distance from the A21, in a rural location, approximately two and a half miles to the south east of Robertsbridge and seven miles north of the larger town of Hastings.



DESCRIPTION
The unit is situated in one corner of the Business Centre, with a double width entrance. It has a shared entrance hall with the First Floor unit.

Internally, the unit has been recently refurbished and comprises of:

- Multiple floor & wall sockets
- Data connections
- Electric heating
- Access to cable Wi-Fi on site
- Private kitchen area

EPC RATING
The unit has an EPC rating at level B.

CAR PARKING
There is extensive communal off-road parking servicing the Business Centre.

DEPOSIT
A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

GUIDE RENT
Our client is seeking a rent of £10,500 per annum exclusive of VAT, insurance costs, Service Charge and rates (if applicable).

BUSINESS RATES
The incoming tenant will be responsible for the business rates associated with the property.
Due to the size of the unit the tenant is likely to be eligible for small business rates relief. Further details are available from the agent or the Valuation Office Agency website.

LEASE COSTS
The Landlord's agent charges a Tenancy Administration fee of £500 plus VAT for preparing each Tenancy agreement which will be collected from the occupier prior to occupation.



FINANCE ACT 1989
Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenants should satisfy themselves independently as to their VAT liability in respect of any transaction.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all tenants. BTF employs the services of Thirdfort to verify the identity and address of tenants.



VIEWINGS
The landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not.
Viewings are strictly by appointment only with the Landlord's Agents.

BTF Partnership

Colin Hall
Claire Doe
01435 864455

Details amended March 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 Partners of BTF is available for inspection at each BTF Office.

www.btfpartnership.co.uk

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REFURBISHED OFFICE SPACE

TO LET

Approximately 1129ft² (104.89m²).

Unit 40 – First Floor
Vinehall Business Centre
Vinehall Road
Robertsbridge
East Sussex
TN32 5JW

- **GUIDE RENT : £13,500 pa Excl VAT**
- **Accessible semi-rural location**
- **Recently refurbished office space**
- **To let on flexible terms**
- **Extensive off- road parking**

LOCATION
The unit is situated a short distance from the A21, in a semi-rural location, approximately two and a half miles to the south east of Robertsbridge and seven miles north of the larger town of Hastings.



DESCRIPTION
The unit is situated in one corner of the Business Centre, with a double width entrance. It has shared access with the Ground Floor unit and is well equipped with a separate meeting room and kitchen.
Internally, the unit has been recently refurbished and comprises of:

- Multiple floor & wall sockets
- Data connections
- Electric heating
- Access to cable Wi-Fi on site
- Spacious kitchen/amenity area
- A Separate meeting room

EPC RATING
The unit has an EPC rating at level B.

CAR PARKING
There is extensive communal off-road parking servicing the Business Centre.

DEPOSIT
A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

GUIDE RENT
Our client is seeking a rent of £13,500 per annum exclusive of VAT, insurance costs, Service Charge and rates (if applicable).

BUSINESS RATES
The incoming tenant will be responsible for the business rates associated with the property.
Due to the size of the unit the tenant is likely to be eligible for small business rates relief. Further details are available from the agent or the Valuation Office Agency website.

LEASE COSTS
The Landlord's agent charges a Tenancy Administration fee of £500 plus VAT for preparing each Tenancy agreement which will be collected from the occupier prior to occupation.



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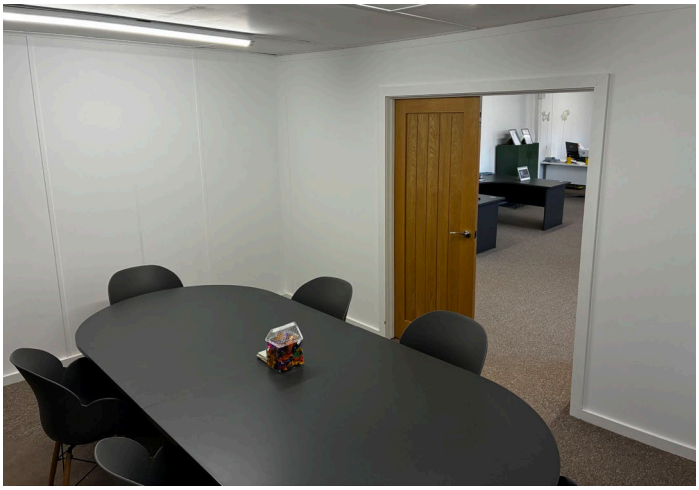

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OFFICE SPACE

TO LET

Approximately 260ft² (24.15m²).

Unit 49
Vinehall Business Centre
Vinehall Road
Robertsbridge
East Sussex
TN32 5JW

- **GUIDE RENT : £4,150 pa Excl VAT**
- **Quiet yet accessible rural location**
- **Recently redecorated office space**
- **To let on flexible terms**
- **A short distance from the A21**
- **Extensive off- road parking**

LOCATION
The unit is situated a short distance from the A21, in a rural location, approximately two and a half miles to the south east of Robertsbridge and seven miles north of the larger town of Hastings.

DESCRIPTION
The unit is situated in a quiet courtyard of the Business Centre, with further office/business units on either side. It is of single-story construction with a window adjacent to the entrance.



Internally, the unit has been recently redecorated and comprises of:

- Multiple floor sockets
- Data connections with a sink unit and cupboard beneath
- Electric heating
- Access to cable Wi-Fi on site
- A communal WC a short walk away

CAR PARKING
There is extensive communal off-road parking servicing the Business Centre.

DEPOSIT
A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

EPC RATING
The unit has an EPC Rating at Level D.

GUIDE RENT
Our client is seeking a rent of £4,150 per annum exclusive of VAT, insurance costs, Service Charge and rates (if applicable).

BUSINESS RATES
The incoming tenant will be responsible for the business rates associated with the property.

Due to the size of the unit the tenant is likely to be eligible for small business rates relief. Further details are available from the agent or the Valuation Office Agency website.

LEASE COSTS
The Landlord's agent charges a Tenancy Administration fee of £500 plus VAT for preparing each Tenancy agreement which will be collected from the occupier prior to occupation.



FINANCE ACT 1989
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