btf Land & Property Experts



TO LET
MODERN FIRST FLOOR OFFICE

UNIT 3 THE OLD ENGINE HOUSE
GOBLANDS FARM BUSINESS CENTRE, HADLOW

UNIT 3 THE OLD ENGINE HOUSE, GOBLANDS FARM BUSINESS CENTRE, CEMETERY LANE, HADLOW, KENT TN11 0LT

Modern First Floor Office

TO LET

72.8 m² (784 sq ft)

- First 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 3 The Old Engine House comprises a first-floor office suite benefitting from the following:

- Carpet Tiles
- Air Conditioning
- Modern LED Lighting
- Double Glazed Windows
- Excellent Natural Light
- High Speed Broadband Connectivity
- Demised Kitchen
- Shared W.C Facilities

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

Floor	Accommodation	m²	sq ft
Ground	Office	**72.8**	**784**

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

RENT
Our clients are seeking a rent of **£14,500 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 - £10,750

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
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

Wiliam Hinckley
Will Giles
01227 763663

Details created November 2026



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