

**01732 355639**



## **TO LET**

### **SELF CONTAINED SECURE RURAL OFFICES**

### **5a & 5b HOP KILNS GOBLANDS FARM BUSINESS CENTRE, CEMETERY LANE, HADLOW, TONBRIDGE, KENT TN11 0LT**

**One or two units are available**

**Rent will depend on the unit size**

**Approx 560 sq ft each (52.1 sm)**

**Or one big unit of approx 1,277 sq ft (118.65 sm)**

#### **LOCATION**

Goblands Farm is located approximately half a mile east of the A26 and the centre of Hadlow village, approximately 2 miles north of Tonbridge. Daily shopping facilities including a bakery, pubs and other social facilities are found in the village. Buses between Tonbridge and Maidstone run along the A26 connecting with the national rail system.

#### **DESCRIPTION**

This Victorian Oast building has been converted to provide secure self contained comfortable efficient modern accommodation, on the first floor, whilst maintaining period features reflecting the building's heritage.

#### **FEATURES**

|  |   |
|--|---|
| Ample car parking                              | Fitted carpets                          |
| Double glazing lockable windows                | Electrical and data perimeter trunking  |
| Toilets and fitted kitchen area, shared        | Landscaped rural environment            |
| which occupy a total of approx 140 sf (13.1sm) | Additional on site storage is available |

#### **SERVICES**

Mains water, electricity and drainage are all available at the property.  
Electrical storage heating fitted. The units are individually metered and re-charged.

Superfast Fibre optic broadband has been recently connected to Goblands.  
The range of packages are shown on the Gigaclear website [www.gigaclear.com](http://www.gigaclear.com).

**Maunsell House 5 Ely Gardens Tonbridge Kent TN10 4NZ**

**T 01732 355639 F 01732 368248 E [info@edwardprentice.co.uk](mailto:info@edwardprentice.co.uk) W [www.edwardprentice.co.uk](http://www.edwardprentice.co.uk)**

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# GOBLANDS FARM BUSINESS CENTRE

## TENURE

The property, which has been refurbished and is offered on an internal decorating lease on normal commercial terms, outside the security provisions of the Landlord and Tenant Act 1954 for a term of five (5) years. The landlord will be responsible for external repairs. The tenant makes a contribution to the building insurance costs..

## RENT DEPOSIT

A three month returnable deposit will be paid on signing the lease.

## VAT

The rent and service charge will be subject to VAT at the prevailing rate.

## RATES

The occupant will be responsible for the payment of the business rates for the unit.  
The draft 2017 Rateable Value for the whole unit is proposed at £14,000, which will be split on division.  
The UBR for the year 2016/17 are at 49.6p in the pound of Rateable Value.  
Small business rate relief may be available from this figure.

## LEGAL COSTS

Each party will be responsible for their own legal costs.  
The unit is offered on standard lease terms.

## SERVICE CHARGES

There is an estimated service charge payable in addition to the rent based on £3.00 psf pa.

## POSSESSION

Upon completion of the necessary documentation.

## EPC

Following a third party assessment, we understand that the energy performance rating for the property will be available shortly and a copy of the EPC Certificate will be provided.

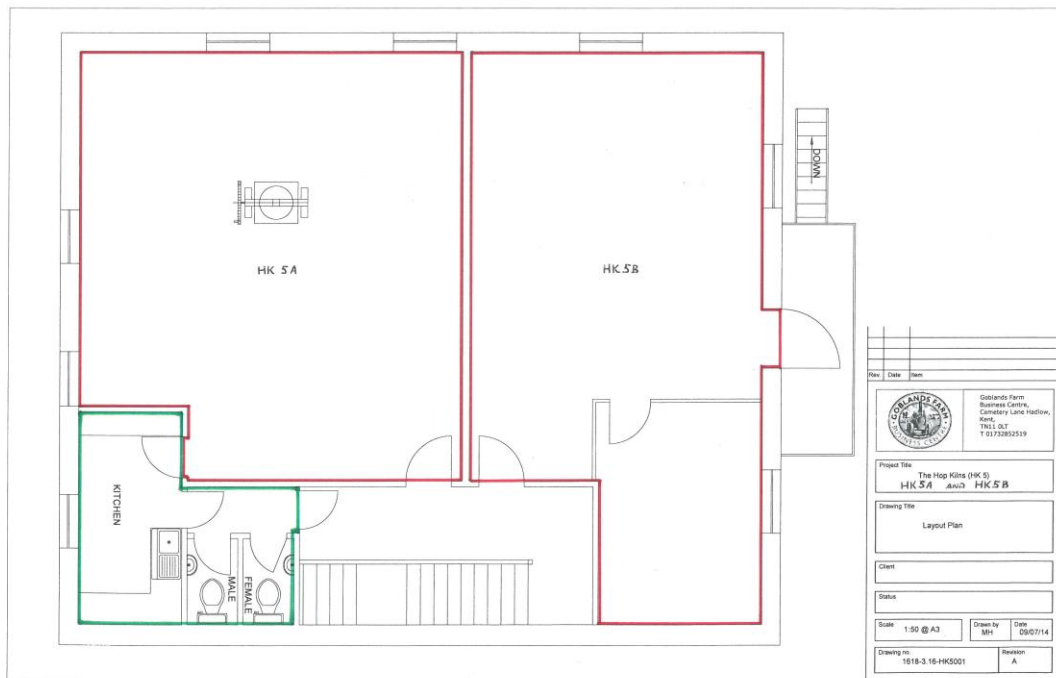
## VIEWING

**STRICTLY BY APPOINTMENT THROUGH EDWARD PRENTICE on 01732 355 639**

11/16

**This plan outlines in red the two individual units, with the kitchen and toilets which they share, marked in green.**

**If a tenant takes the larger unit approx 1,277 sf (118.65sm) the dividing wall between the two will not be constructed. The tenant takes all the red and green areas.**



**HK5 A 560 sf**                      **HK5 B 560 sf**  
Shared facilities (green) 140 sf

Plans not to scale, for identification purposes only.