



TO LET - Unit 1 Lamberhurst Vineyard, Old Winery, Lamberhurst
Air Conditioned Offices with Parking
Approx. 1,726ft² [160.4m²]

When experience counts...

est. 1828
bracketts

LOCATION / SITUATION

Lamberhurst village is located just off the A21 approximately 7 miles east of Royal Tunbridge Wells.

The Vineyard is situated to the south of the Lamberhurst village on Furnace Lane (B2169). Frant railway station lies approximately 4 miles to the west of the property (serving London Charing Cross - journey time approximately 60 minutes).

DESCRIPTION

The office forms part of a former bonded wine warehouse which has been comprehensively redeveloped to provide modern office space with raised floors, floor boxes, carpet and air conditioning. The scheme has a full height atrium reception, 8 person (630KG) lift, ladies and gents WC's and a disabled WC.

ACCOMMODATION

- Unit 1 (FF)

Approx. 1,726ft² [160.40m²]*

*Areas provided by joint agents on GIA basis

Car parking is available on site – number of spaces to be confirmed.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

LEASE

The offices are available by way of a new Full Repairing (via service charge) and Insuring Lease for a term to be agreed.

The provisions of Sections 24 – 28 inc. of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£26,000 per annum exclusive.

Rent payable quarterly in advance on usual quarter days.

We are advised that the rent will attract VAT.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the property has a Rateable Value of £15,750. The standard UBR for 2016 / 2017 is 49.7 pence in the £.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

RENTAL DEPOSIT

The ingoing party may be required to provide a rental deposit as security.

LEGAL COSTS

Each party to be responsible for their own legal costs save that any ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment through the joint sole agents – **Bracketts – 01892 533733.**

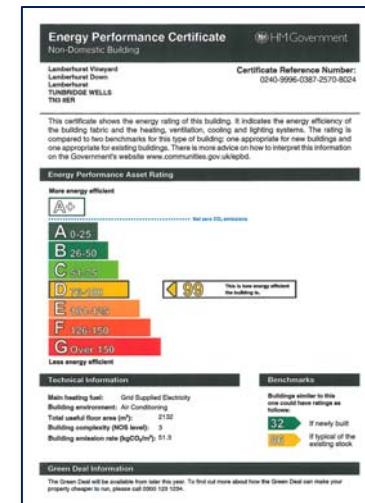
Contact:

Darrell Barber MRICS darrell@bracketts.co.uk

or White Druce & Brown – 02074675997

Contact James Baker

JBaker@whitedrucebrown.com



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

29/09/16/DB