



TO LET
Newly Converted Unit

TO LET - NEWLY CONVERTED B1/B8 UNIT - GIA APPROX. 2,611 FT [242.5M²]
Hop Drying Building 2, Forstal Farm Business Park,
Goudhurst Road, Near Lamberhurst, TN3 8AG

When experience counts... **bracketts** est. 1828

TO LET

[FOLLOWING COMPLETION OF WORKS]

NEWLY CONVERTED B1/B8 UNIT

GIA APPROX. 2,611 FT² [242.5M²]

**HOP DRYING BUILDING 2
FORSTAL FARM BUSINESS PARK
GOUDHURST ROAD
NR. LAMBERHURST
KENT
TN3 8AG**

bracketts est. 1828

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Tunbridge Wells
Kent

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

The property is located at Forstal Farm Business Park approximately 9 miles south east of central Tunbridge Wells and approximately 1 mile north east of Lamberhurst.

From Tunbridge Wells take the A21 South towards Lamberhurst. Take a left turn on to the A262 signposted to Goudhurst and almost immediately turn right into Forstal Farm. Proceed along the estate road passing a pond on your left and an Oasthouse on your right. The unit is on the right.

DESCRIPTION

Newly converted B1 / B8 unit within a rural business park.

ACCOMMODATION

GIA Approx. 2,611ft² [242.5m²]

An adjoining unit of 2,895ft² [268.9.5m²] is also available by separate negotiation.

AMENITIES

- Concrete floor
- Electric roller shutter
- Car parking - spaces to be confirmed
- Use of communal WCs

LEASE

The property is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The Provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£26,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

VAT

Payable if applicable.

BUSINESS RATES

To be assessed.

The standard UBR for 2025 / 2026 is 49.9p in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security against compliance with the terms of the lease.

LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

VIEWING

Strictly by prior appointment with Bracketts
Tel: 01892 533733
Contact: Darrell Barber MRICS
Mobile: 07739 535468
Email: darrell@bracketts.co.uk



or via our Joint Agent:
Core Commercial - 01892 834483

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

I6.01.26.DB

Awaiting
EPC

Important Notice:

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