

## Office - To Let

Office 3, The Barn,

Yew Tree Studios, Stanford, TN25 6DH

**TO LET £2,385 p/a NO VAT**



Secure unfurnished office suite within a converted barn comprising of 159 sqft. The office benefits from a kitchenette, WC, free parking and broadband (from a third party). There is a service charge of £360.00 plus VAT per annum that includes communal heating, external window cleaning, refuse collection (non-data), water and waste charges. Electricity is sub metered and will be charged monthly in arrears with the other utilities.

KENT &  
EAST SUSSEX

CO846

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## Office 3, The Barn, Yew Tree Studios, Stanford, Kent, TN25 6DH

Yew Tree Farm offices form part of a working farm in a pleasant rural location. All the buildings have been refurbished to create serviceable office accommodation in suites of varying sizes. The offices are just off the B2068 and very close to the M20 junction 11.

Rent: £2,385 per annum with no VAT excluding all services and Business Rates

Term: Lease term negotiable held outside of the Landlord and Tenant Act 1954 for the renewal provision.

Deposit: £596.25 (3 months equivalent)

Business Rates: £2,050. Applicants should investigate if they are eligible to Small Business Relief, up to 100%.

EPC: Awaiting EPC

Viewings: By appointment only

Broadband/Mobile: Standard broadband available. All mobile suppliers have available coverage both internally and externally. Information supplied by Ofcom mobile and broadband checker. Interested parties should make their own enquiries.

### Agents Notes

Prospective purchasers or lessees are advised to conduct their own investigations through their own solicitors and surveyors. These particulars should be considered only as an indication to assist when deciding whether to view or not. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each.

Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers or lessees should check that the land offered is the whole or a part of the parcel indicated in the land registry plan. Prospective purchasers or lessees are advised to check the boundaries as indicated against the established boundaries on the ground. Fixtures listed in these details may be available as part of the sale or Lease, but Purchasers or lessees are advised to check the fixtures list as provided at the time of sale/lease by their solicitor.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

No person in the employment of Angela Hirst Surveyors and Valuers Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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