

Unit 3C, Tenterden Business Centre

Ashford Road, St Michaels, Tenterden, Kent TN30 6SP



- Modern Business Complex in Picturesque Setting
- Self-Contained Business Suite
- Deemed Suitable for Uses within Class E
(To include Office, Clinic, Surgery, Leisure, Education)
- Air Conditioned Specification
- Excellent Car Parking Provisions

Class E Unit
TO LET

43.8 m² (471 sq ft) approx.

Unit 3C, Tenterden Business Centre

Ashford Road, St Michaels, Tenterden, Kent TN30 6SP

LOCATION

The Business Park is situated in St Michaels, around 1.5 miles north of Tenterden Town Centre. It is positioned in a quiet rural setting set back from the Ashford road opposite the entrance to London Beach Hotel and golf course.



DESCRIPTION

Tenterden Business Centre is a modern business complex constructed in 2022, providing modern self contained units all surrounded by open countryside.

The property comprises a modern self contained suite arranged in open plan on ground floor level with an integrated kitchen and disability compliant WC.

It is finished to a modern, air-conditioned specification, having a painted and plastered finish, modern LED lighting, perimeter trunking incorporating power and data, and carpeted flooring.

Externally, the property has use of a spacious decking area to the rear.

The occupier will benefit from use of the car park which holds up to 50 cars on a first come first serve basis.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Area (m ²)	Area (sq ft)
Ground	43.8	471

TERMS

The property is available to let by way of new Internal Repairing & Insuring Lease for a term to be agreed.

RENT

Our client is seeking a rent of £8,500 per annum.

The rent is inclusive of the service charge for the upkeep and maintenance of the common parts of the estate.

BUSINESS RATES

The property has been assessed as follows:

Offices & Premises: £12,750

Tenants may therefore qualify for Small Business Rates Relief, subject to the Tenant's individual circumstances.

Interested parties are advised to make their own enquiries via the relevant rates paying authority to understand their taxation obligations.

USE

The unit is considered suitable for a variety of uses within Class E, to include but not limited to;

- Office
- Clinic/ Surgery
- Leisure
- Education

Retail and Hot Food uses will not be considered.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

FINANCE ACT 1979

The rent is quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

PHOTOS

The ground level and internal photos were taken in May 2026.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Danielle Thomson
Danielle.thomson@sibleypares.co.uk
01233 629281

Sibleypares.co.uk









AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING