

Office Suite at The Byre, Old Page Farm, The Street, Postling, Hythe, CT21 4EX



TO LET

THROUGHOUT KENT AND EAST SUSSEX

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*Hirst Commercial & Angela Hirst Surveyors & Valuers
are divisions of Angela Hirst Chartered Surveyors*

Location: Premises are located in the centre of the charming village of Postling which is only approximately 1.5 miles to the B2068 Stone Street which leads to J 11 of the M20. Stone Street provides access to Canterbury and Hythe. The subject property forms part of a work/live development and the premises comprise an end terrace single storey brick construction unit with timber boarded elevations.

Description: The suite has an open plan office with a rear shared kitchen area and W.C facilities with a shower cubicle. The suite has the following floor areas:
Office: 353 sq.ft.
Kitchen: 66 sq.ft.
Total: 419 sq.ft. (38.9 sq.m.)
Car parking spaces are provided in front of the building. Broadband is available on site. The unit has its own electricity meter. The unit cannot be used outside the hours of 0800 to 1800 and the planning is for B1 use. The shared kitchen/WC facilities are used by the owner in an adjoining office.

Rent: £4,750 per annum (no vat) payable monthly in advance. This rent includes all water charge and external building maintenance.

Deposit: 3 months rent

Terms: The premises are available to rent on an internal and insuring repairing basis. The length of lease is negotiable with one year minimum. Lease will be contract out of The Landlord and Tenant Act 1954 renewal provisions. There will be mutual Landlord and Tenant periodic break options within the lease term.

Business rates: Ingoing tenant will be responsible for paying the business rates. They have yet to be assessed for this unit.

Legal Fee: Ingoing tenant will be responsible for making a contribution to the Landlords legal fees.

Other: EPC documentation available on request. (pending)

Viewing: **Strictly by appointment through**
HIRST COMMERCIAL
01233 731177 Or
hirstcommercial@angela-hirst.com

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