

Unit 1B, 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

149.0 m² (1,604 sq ft) approx.

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 as a mix of open plan and cellular accommodation on ground floor level with an integrated kitchen and both male and female WCs.

It is finished to a modern, air-conditioned specification, with occupiers able to influence the final floor finishes, wall and lighting design to suit their requirements.

The property benefits from dedicated car parking for 4/5 cars to the front as well as use of the overflow 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	149.0	1,604

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 £24,000 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 is currently undergoing assessment for business rates, which once lodged will be the responsibility of the tenant.

Interested parties are recommended to make their own investigations via the relevant rates paying authority.

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.

PLANS

Any plans provided are for indicative purposes only.

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
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Sibleypares.co.uk







Fire
exit



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