

**FOR RENT - BARN/STORAGE FACILITY
CIRCA 1,947 SQ FT SQ FT (180 SQ M)**

**The Parlour
Hatchlands Farm
Bayley's Hill
Sevenoaks
TN14 6NA**

Quiet, rural setting, business storage unit
5 minutes from Sevenoaks town centre
Parking on site for 3-4 cars

TO LET - FROM £12,000 PA EXCLUSIVE



SITUATION

The property occupies a convenient rural location on Hatchlands Farm only 5 minutes from Sevenoaks town centre and 10 minutes from Tonbridge. With easy access to both the A21 and M25, Gatwick Airport, London and the south coast.

DESCRIPTION

A metal framed self-contained old milking parlour offering excellent open storage particularly suited to a small business. Open plan with small side office. In need of refurbishment. Concrete floor throughout with usable internal height of circa 2.3 m.

Private car parking for circa 3-4 cars is available on site immediately adjacent to the property.

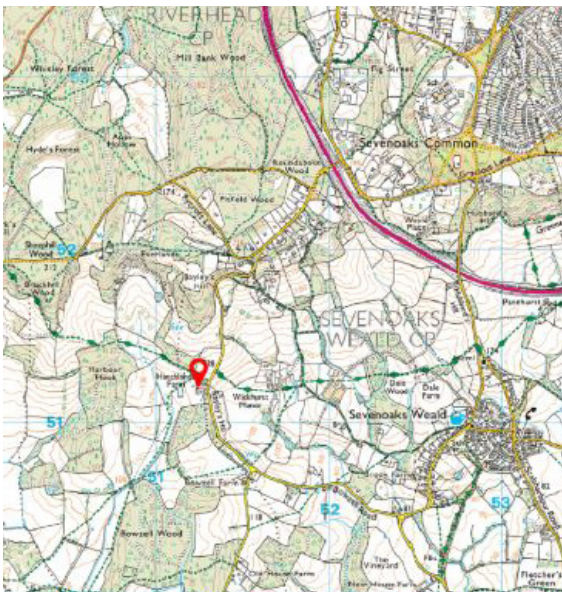
ACCOMMODATION (floor plan attached)

Ground floor : 1,947sq ft (180 sq m).

The office is rectangular with dimensions of approx. 24 m by a depth of 7.6 m.

AMENITIES

- Mains water and electricity



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TERMS

To be let on a new full repairing and insuring lease, terms to be agreed. A rent deposit and/or guarantor will be required and references will be taken up.

BUSINESS RATES

The property is not currently assessed. The property is expected to qualify for Small Business Rates relief. For further information contact Sevenoaks District Council, Argyle Road, Sevenoaks, Kent, TN13 1GT 01732 227000.

RENT

£12,000 per annum exclusive.

VAT is not currently charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC.

LEGAL COSTS

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

VIEWING

Viewing and further information from the letting agent:-

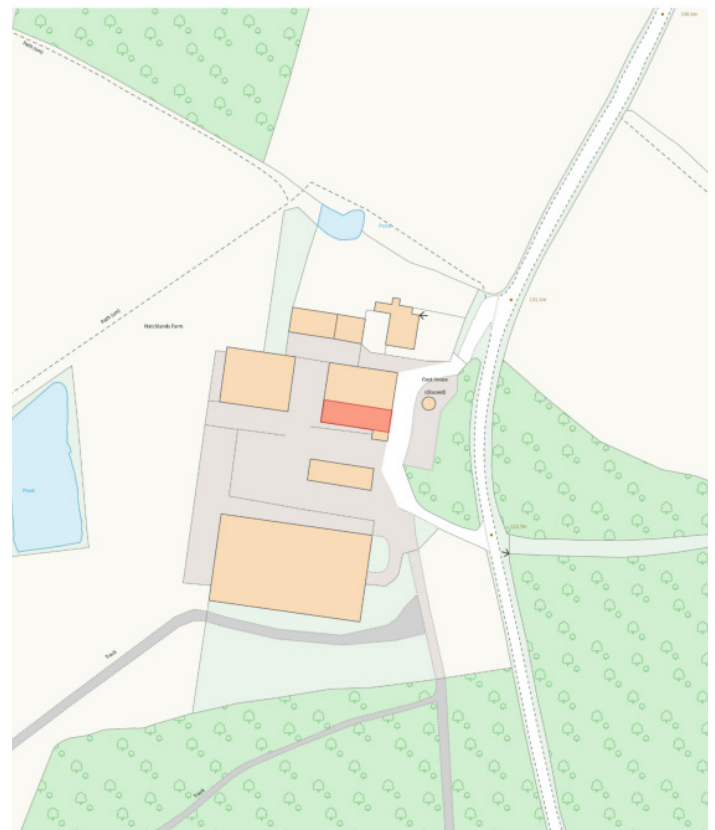
RH & RW Clutton - 01342 410122.

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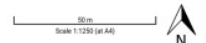


The Parlour



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