

Self Contained Office Suite - TO LET



1,512 sq ft (140.46 sq m).

Highland Suite, Great Hollenden Business Centre, Mill Lane, Hildenborough, Kent TN15 0SQ

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Key Features

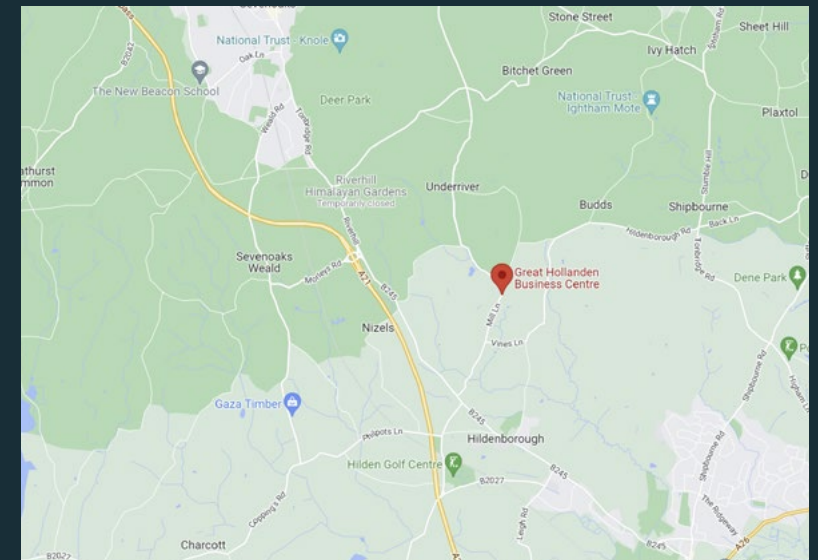
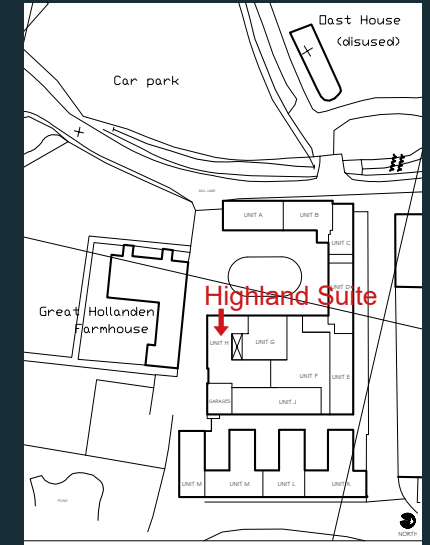
- Part air conditioning
- Fully carpeted
- Sealed timber double glazing
- Separate WCs
- Exposed roof timbers and beams
- Ample car parking in private car park
- Direct ultra fast fibre internet connection
- Kitchenette

Description

The Highland Suite comprises a ground floor agricultural building sympathetically converted some years ago to provide a self contained suite of offices in the main courtyard. The building is of brick below a peg tile roof and comprises a mixture of open plan and smaller individual office areas. The suite has attractive exposed beams with some additional Velux roof lighting.

Location

Great Hollenden Business Centre comprises of 13 self contained office units and has been created from part of the Great Hollenden Farm complex. It is situated in a rural, yet easily accessible position on the eastern side of Mill Lane about 1 mile from the B245 linking Hildenborough with north Tonbridge, the A21 and Sevenoaks. Hildenborough Village is about 2 miles, Tonbridge 4 miles and Sevenoaks about 5 miles. Hildenborough train station is about 1.5 miles distant. Access to the dual carriageway A21 at Morley's roundabout is some 2.5 miles linking with the M25 Junction 5, a further 4.5 miles distant.



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Lease

The suit is available to be let by way of new short or long term lease.

Rent

£38,950 per annum plus VAT payable quarterly in advance.

Service Charge

The landlord will levy a fixed service charge equivalent to 4% of the annual rent (plus VAT) payable quarterly in advance to cover the landlord's expenditure for external maintenance of the unit, water and sewerage rates and landscaping and lighting costs etc.

Rental Deposit

The ingoing tenant will be required to provide a rental deposit as security.



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Business Rates

Enquires of the VOA website indicate that the property has a Rateable Value of £7,900. The UBR for 2022/2023 is 49.9 pence in the £.

EPC

Energy Performance Asset Rating – C 60.

Legal Costs

Each party to be responsible for their own legal costs.

Contact

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