



1,512 sq ft (140.46 sq m). Highland Suite, Great Hollanden Business Centre, Mill Lane, Hildenborough, Kent TN15 OSQ



### **Key Features**

- Part air conditioning
- Fully carpeted
- Sealed timber double glazing
- Separate WCs
- Exposed roof timbers and beams ٠
- Ample car parking in private car park .
- Direct ultra fast fibre internet connection ۰
- Kitchenette •

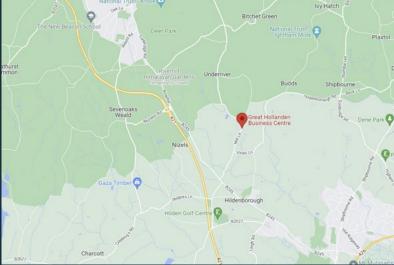
## Description

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 Hollanden Business Centre comprises of 13 self contained office units and has been created from part of the Great Hollanden 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.





(disused)



### 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.









### **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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