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Refurbished Offices In Delightful Rural Setting
Easy Access To Tunbridge Wells & East Grinstead
Courtyard Setting With Period Barn
PRIORY PARK BUSINESS CENTRE
PRIORY PARK, WITHYHAM, Nr HARTFIELD TN7 4DB



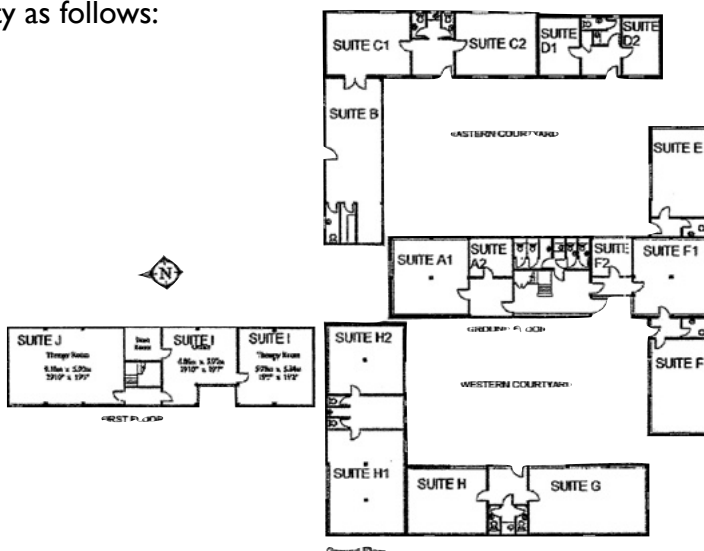
LOCATION

Approached via a private drive of ~0.5 miles from Beech Green Lane just north of Withyham village. Beech Green Lane leads in the north to the A264 giving easy access to East Grinstead, which is approx. 9 miles to the west, and Tunbridge Wells, which is 7 miles to the east. Southwards Beech Green Lane becomes Station Road and joins the B2110 Groombridge/Hartfield road affording easy access to Crowborough which is approx. 6 miles to the south.



ACCOMMODATION

This first class office development lies immediately next to Blackham Court which is a Grade II listed Wealden hall house. The Barn which forms part of this Business Centre is separately listed as a 17th Century Sussex barn and has been restored to provide office accommodation with many fine beams. Either side of the Barn are 2 courtyard schemes with additional office suites with availability as follows:



continued

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2. Priory Park Business Centre, Withyham

Suite J - 1st floor

Ground floor entrance lobby shared with other occupiers having kitchen & cloakroom facilities. Stairs to:

Office area

30' x 19'9" (9.1m x 6.0m)

593 sq ft (55.1 sq m)

Twin aspect with impressive vaulted, beamed ceiling, LED lighting + electric panel heating.



Suite F2 - ground floor

10'3" x 14'3" (3.1m x 4.3m)

146 sq ft (13.6 sq m)

2 full glazed windows overlooking courtyard, LED lighting.

Suite A2 - ground floor

Not inspected but believed similar size to Suite F2. Views overlooking courtyard.

Both suites have shared cloakroom facilities with other occupiers including 4 separate w.c.s + 2 vanity units.

Suite F

28'3" x 14' (8.6m x 4.3m)

346 sq ft (32.1 sq m)

Laminate floor, feature beams, electric panel heater, full height partition picture window. Door to:

Kitchenette

6'6" x 6' (2.0m x 1.8m) with sink unit, cupboards, space for fridge.

Leading to

Cloakroom with low level w.c. + hand basin.

Suite F1 17'3" x 17'9" (5.3m x 5.4m) **306 sq ft (28.4 sq m)**

Feature beams, inset lights + laminate floor.

Suites F & F1 can be combined

Total Area Suites F + F1 652 sq ft (60.5 sq m)



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

continued

3. **Priory Park Business Centre, Withyham**



Suite E Small entrance lobby. Archway to:
Kitchenette 3'9" x 4'3" (1.1m x 1.3m) 16 sq ft (1.5 sq m)
 Leading to:
Cloakroom with low level w.c. + hand basin.
Office area 21'9" x 13'9" (6.6m x 4.2m)
300 sq ft (27.9 sq m)
 Laminate-style flooring, electric panel heater,
 feature beams + views across courtyard.
Overall area 316 sq ft (29.4 sq m)



Suite B Currently linked to Suite C1 and Suite C2 but could be let separately.
 12'3" x 39'3" (3.7m x 12.0m) **481 sq ft (44.7 sq m)**
 Twin aspect with carpet, vaulted ceiling with beams + views over courtyard & car park. Within this area is a small kitchenette, 6' x 6'9" (1.8m x 2.1m) leading to a cloakroom with low level w.c. + hand basin.
 Connecting doorway to Suite C1 which could be sealed.

Entrance lobby 9'9" x 8'3" (3.0m x 2.5m) with 2 cloakrooms each with low level w.c. + hand basin + kitchenette. Leading to:

Suite C1 14'3" x 19'3" (4.3m x 5.8m) **274 sq ft (25.5 sq m)**
 Vaulted ceiling with beams + door to Suite B.

Suite C2 4'3" x 19'6" (4.3m x 5.9m) **278 sq ft (25.8 sq m)**
 Twin aspect with vaulted ceiling with beams + electric panel heater.

Total overall Suites C1 & C2 552 sq ft (51.3 sq m)

Outside There is a large car park with plenty of car spaces for all of the office suites but no specific allocation at this time. There is extensive landscaped areas particularly around the courtyards which present very well.

TERMS Each suite is available on a 3 year internal repairing & insuring agreement which is without automatic rights of renewal.

RENT				
	Suite J	593 sq ft	£667 pcm	£8,000 per annum
	Suite F2	146 sq ft	£250 pcm	£3,000 per annum
	Suite A2	146 sq ft	£250 pcm	£3,000 per annum
	Suites F + F1	652 sq ft	£1,000 pcm	£12,000 per annum
	Suite E	316 sq ft	£450 pcm	£5,400 per annum
	Suite B	481 sq ft	£667 pcm	£8,000 per annum
	Suites C1 + C2	552 sq ft	£833 pcm	£10,000 per annum

4. **Priory Park Business Centre, Withyham**



SERVICE CHARGE

Includes cleaning & lighting of the common parts, refuse collection, septic tank maintenance, signage, security equipment, maintenance of landscaped areas, roads & pathways, window cleaning + maintenance of exterior surfaces. Costs are based on floor area occupied - further information upon request.

N.b.

Some suites have electricity included in the rent, some have their own supply and others have a check meter. Further information upon request.

RATES

Local Authority: Wealden SBR (23/24): 49.9p
All suites have a rateable value less than £12,000

N.b.

Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT

VAT is charged on the rent.

SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC

There are current energy performance certificates for all suites. Copies are available upon request.

VIEWING

Strictly by prior appointment with agents, **Lawson Commercial**.

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continued

5.

Priory Park Business Centre, Withyham

