

## LONGHORN SUITE

A MODERN SELF CONTAINED SINGLE STOREY OFFICE SUITE  
APPROX 1,002 SQ FT (93.1 SQ M)



GREAT HOLLANDEN BUSINESS CENTRE  
MILL LANE, HILDENBOROUGH,  
KENT TN15 0SQ

Various Office Suites Available On New Short or Long Term Leases,  
All Situated Within This Established Character Development of Converted  
Farm Buildings Arranged Around a Quadrangle with Large Private Car Park in Mill Lane

## GREAT HOLLANDEN BUSINESS CENTRE LOCATION & DESCRIPTION

**Great Hollenden Business Centre** currently comprises 12 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 1½ miles distant. Access to the dual carriageway A21 at Morley's roundabout is some 2½ miles linking with the M25 Junction 5, a further 4½ miles distant.

**The Longhorn Suite** provides a character single storey office building finished to a high standard with exposed feature timbers having mainly weatherboarded elevations under a slated roof, entrance lobby with male & female cloakrooms off and one incorporating a shower unit. Main General Office: Open plan approx 40'4 x 18'3 max. Private Office: Approx 18'5 x 12'6. Kitchen with fitted units.

**The approx floor area is 1,002 sq ft (93.1 sq m)**

- Air conditioning system providing cooling and heating
- Purpose made double glazed windows
- Underfloor trunking & perimeter trunking
- Category II lighting
- Category 5e cabling
- Newly carpeted
- Fibre optic broadband

## LEASE

The units are available to be let by way of new short or long term leases. Rent is payable quarterly in advance plus VAT.

The tenant will be responsible for internal and external decorations, internal repairs and refunding of the building insurance premium. The leases shall be excluded from the Landlord & Tenant Act 1954.

## RENT

**£26,000** per annum plus VAT.

## 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

Enquiries of the VOA Website indicate that the property has a Rateable Value of £14,250. The UBR for 2020/2021 is 51.2 pence in the £. Interested parties are strongly advised to verify this information with the Local rating Authority.

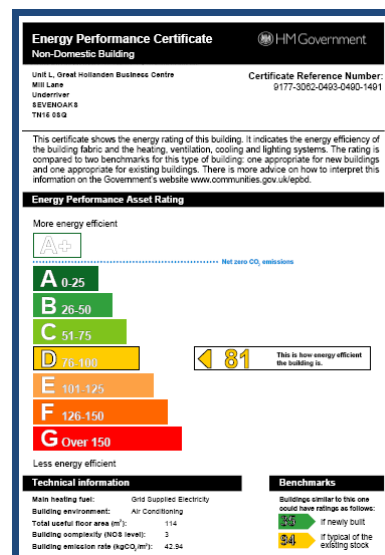
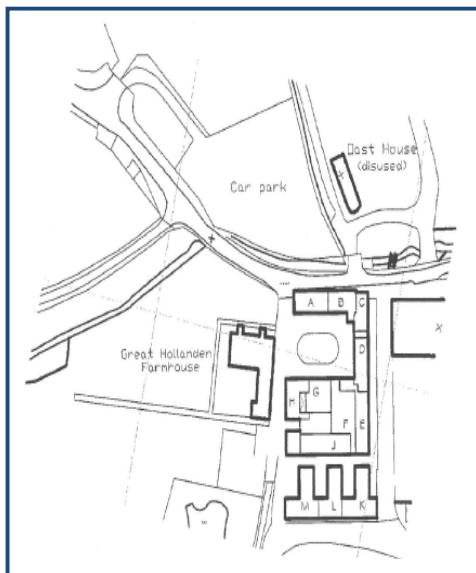
## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through:

**Tom Booker**  
**Altus Group**  
Tel: 01322 285588  
Email: [tom.booker@altusgroup.com](mailto:tom.booker@altusgroup.com)





**Tom Booker**  
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Also at 27-29 High Street, Tunbridge Wells,  
Kent  
Tel: (01892) 533733

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