

TO LET
MODERN OFFICES
FROM 235 SQFT UP TO 953 SQFT
AMPLE ON-SITE PARKING



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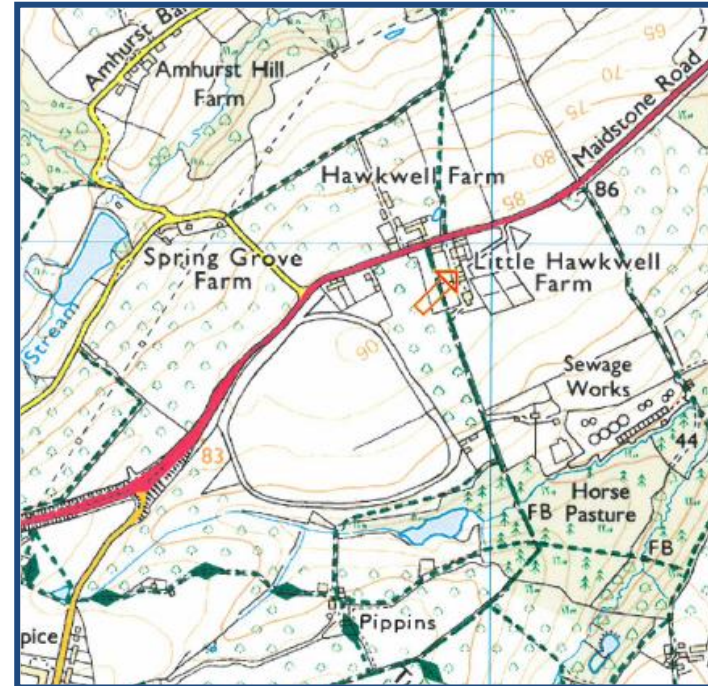
Suites 3B & 4A, Hawkwell Barn, Hawkwell Business Centre
Maidstone Road (A228), Pembury, Kent, TN2 4AG

TO LET

MODERN OFFICES

APPROX 235 SQFT UP TO 953 SQFT
AMPLE ON-SITE PARKING

SUITES 3B & 4A
HAWKWEIL BARN
HAWKWEIL BUSINESS CENTRE
MAIDSTONE ROAD
PEMBURY
KENT, TN2 4AG



132 High Street
Tonbridge
Kent
TN9 1BB

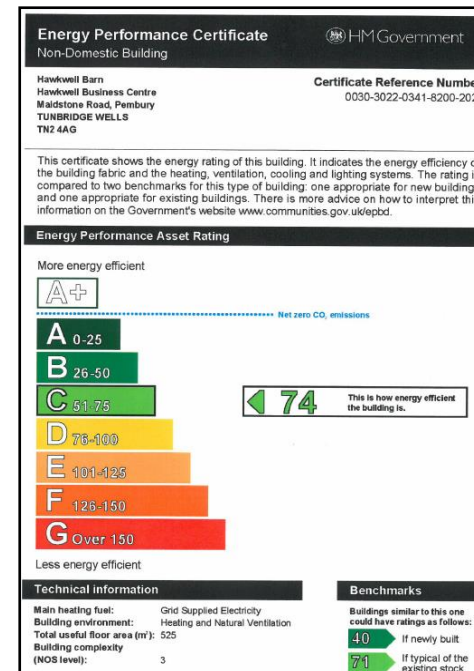
Tel: (01732) 350503 Fax: (01732) 359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



LOCATION

Hawkwell Business Centre is situated approx. 3 miles north east of Tunbridge Wells on the A228 Pembury/Maidstone Road. The property is situated on the Hawkwell Business Centre, comprising several office units & former agricultural buildings now converted to mixed commercial use.

DIRECTIONS

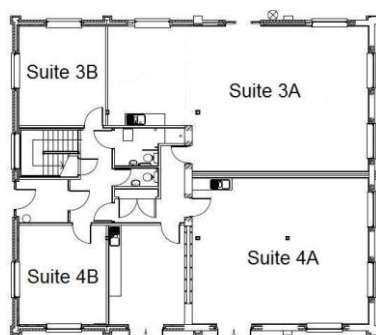
Proceed on the A228 from traffic lights in Pembury towards Five Oak Green/Maidstone. Continue for 1.5 miles or so and the road narrows. After a series of cottages on the right hand side the Hawkwell Business Centre is signposted on the right. Turn off the main road and proceed round the access road and at the end turn left and the property is directly in front.

DESCRIPTION

Comprises a substantially new 2-storey office building developed in 2008 within the original frame, providing various office suites all with the benefit of good natural daylight and excellent views over open countryside.

AVAILABILITY

<u>Suite No.</u>	<u>Floor</u>	<u>Sq.Ft.</u>	<u>Availability</u>
3B	G	235	AVAILABLE
4A	G	718	AVAILABLE



Ground Floor

AMENITIES/SPECIFICATION

- Ample car parking
- Double glazed colour UPVC windows
- Downlighters
- Skirting height trunking
- Electric heating
- Tea station (in larger suite)
- Fully carpeted floors
- Separate male and female WC's per floor
- Stunning views across open countryside
- Large communal patio area

TERMS

The suites are available to be let individually or combined for a lease term by arrangement on short term licence or effective full repairing and insuring leases.

RENT

Based upon £18 per sq ft per annum payable quarterly in advance by standing order, plus VAT plus inclusive service charge. Business rates payable separately.

SERVICE CHARGE

Based upon £5.00 per sq. ft. per annum payable quarterly in advance.

To cover:

- Electricity usage
- Water
- Weekly cleaning
- Waste collection
- Window cleaning
- Fire/ security alarm

Internet, telephone and business rate costs are not included in the service charge.

RENTAL DEPOSIT

The incoming tenant may be required to provide a rental deposit as security against compliance with all covenants under the lease.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

Suite 3B – Rateable Value of £2,950

Suite 4A – Rateable Value of £9,000

The UBR for 2020/2021 is 49.9 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 sole agents **Bracketts – 01732 350503.**

Contact:

Jeffrey Moys

Email: jeff@bracketts.co.uk

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

