

RURAL WORKSHOP/STUDIO - 1,313 SQ FT

The Workshop
Hendal Farm
Groombridge
East Sussex TN3 9NU

- On site car parking
- Attractive converted farm building
- Set within well maintained farm yard and agricultural land
- Easy access to Tunbridge Wells/East Grinstead via A264

TO LET - £15,750 PA

Hendal Farm provides an attractive location with on-site parking within a rural yet highly accessible location within 5.5 miles from the centre of Tunbridge Wells and located on the edge of the Ashdown Forest.

Hendal Farm lies about 5.5 miles from the centre of Tunbridge Wells and 11.6 miles from East Grinstead with good access via the A264. Tunbridge Wells train station is 5.4 miles to the north east and provides regular train services to London. Gatwick Airport is located 20 miles to the west.

Hendal Farm is accessed from the B2188 1.3 miles south from Groombridge Village and is sign-posted.

SAT NAV: TN3 9NU

DESCRIPTION

A single storey workshop unit within a developed range of traditional brick farm buildings.

The unit comprises of approximately 1,313sqft of open plan workshop space, small office, kitchenette area and its own WC.

The specification includes: painted concrete floor, ceiling mounted Cat II fluorescent strip lighting, regularly spaced power points with three phase supply.

There is the opportunity to additional storage space if required as the 'bull pen' is adjacent to the workshop.

LEASE

The property is offered on internal repairing lease direct from the landlord on terms to be agreed, excluding the security of tenure provisions of the Landlord & Tenant Act 1954.

The landlord maintains and repairs the main structure including the roof, foundations, window frames, roadway and common areas with recovery of costs through the Estate's service charge.

An annual service charge budgeted at £600 is payable covering supply of water, buildings insurance, maintenance of external common areas and the private drainage system. Electricity is currently recharged by the landlord via a sub meter.

TERMS

£15,750 per annum exclusive of utilities and business rates. The rent is subject to VAT.

The incoming tenant will be required to lodge a deposit equivalent to two months' rent prior to the commencement of the term. Financial or personal references may be required, as well as a reference from a previous landlord, if applicable.

USE

Light industrial or storage use, alternative uses may be considered subject to planning.

BUSINESS RATES

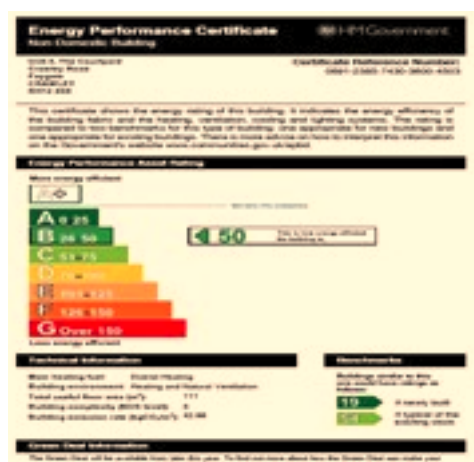
The tenant will be responsible for business rates. The Workshop has an estimated rateable value of £5,400. The property may qualify for Small Business Rates Relief subject to rate payer status; further information from Wealden District Council.

PLANNING

Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX Tel: 01323 443322.

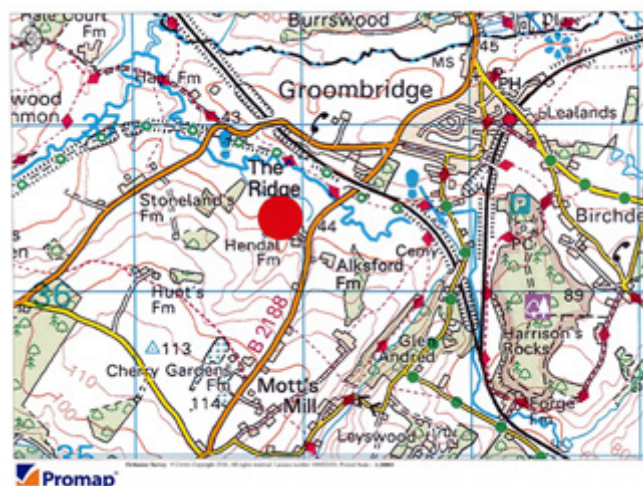
EPC

The property has an Energy Performance Asset Rating of 50 within Band B.



VIEWING AND FURTHER INFORMATION

Viewing and further information from the letting agents:
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