



RURAL OFFICE - 1,216 SQ FT

**The Old Barn
Hendal Farm
Groombridge
East Sussex TN3 9NU**

Attractive converted farm building

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

TO LET - £15,000 PA



SITUATION

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.

DESCRIPTION

A single storey office within a developed range of traditional farm buildings.

The unit comprises of approximately 1,216sqft with a large open plan main office, meeting room, two small offices, kitchen, male and female WC facilities, storage area and entrance hall.

The specification includes: carpets/vinyl flooring, suspended ceiling with Cat II fluorescent strip lighting, regularly spaced power points and electric night storage heating.

In the adjoining car park there is unreserved parking for three vehicles with further spaces available for visitors.

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, road way 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

£15,000 per annum exclusive of utilities and business rates.

The rent is elected for 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

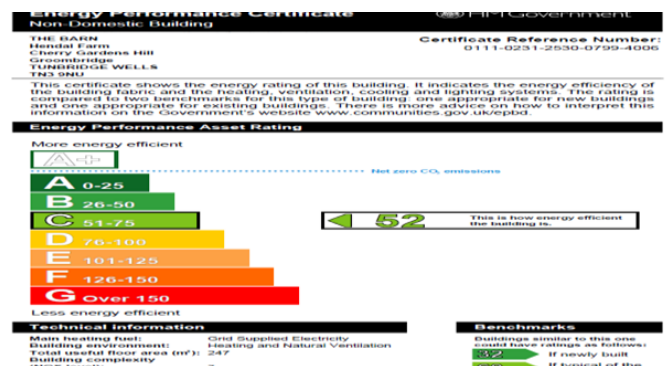
B1 office use, alternative uses may be considered subject to planning.

BUSINESS RATES

The tenant will be responsible for business rates. The Barn has an estimated rateable value of £11,500 subject to reassessment. The property may qualify for Small Business Rates Relief subject to rate payer status; further information from Wealden District Council.

EPC

The property has an Energy Performance Asset Rating of 52 within Band C.



VIEWING

Viewing and further information from the letting agents, RH & RW Clutton Property: 01342 410122



The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy from www.lettingbusinesspremises.co.uk