



**REFURBISHED PERIOD PROPERTY**  
1,380 SQ FT

**Rent: £37,500 Per Annum**

The Old Hospital  
Moatenden Farm  
Vauxhall Lane  
Southborough  
Tunbridge Wells  
Kent  
TN4 0XD

- Comprehensive renovation of a detached single-storey building set in 1/2 acre.
- High quality interior designed interior space.
- On site parking for at least 10 cars.

## THE OLD HOSPITAL, MOATENDEN FARM, VAUXHALL LANE, SOUTHBOROUGH, TUNBRIDGE WELLS, KENT, TN4 0XD

The Old Hospital is a stunning period property having undergone comprehensive renovation and refurbishment and now providing extremely stylish workspace, suitable for a variety of uses, including offices and other professional uses.

The space is arranged as two principal open plan areas with a separate meeting and storeroom. There is a good size kitchen and WC. There is a parking area for at least 10 cars to the front. The property also enjoys a private garden to the rear and in all sits in around ½ acre.

### Location

Moatenden Farm is a rural yet convenient location on Vauxhall Lane which is directly off the London Road (A26). The A21 dual carriageway is 1.25 miles to the north, with junction 5 of the M25 a further 10 miles to the north. Tonbridge mainline station is 2.3 miles away.

### Floor Areas

	Sq Ft	Sq M
Ground	1,380	128.2
<b>TOTAL</b>	<b>1,380</b>	<b>128.2</b>

### Terms

On application.

### Tenure

Leasehold for assignment or under letting.

### Price/Rent

£37,500 pax

### Business Rates

To be assessed.

### Energy Rating

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### Contact

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