

OLD HAY OAST
OLD HAY, BRENCHLEY, NR. PADDOCK
WOOD, TONBRIDGE, KENT, TN12 7DG

SIBLEY PARES

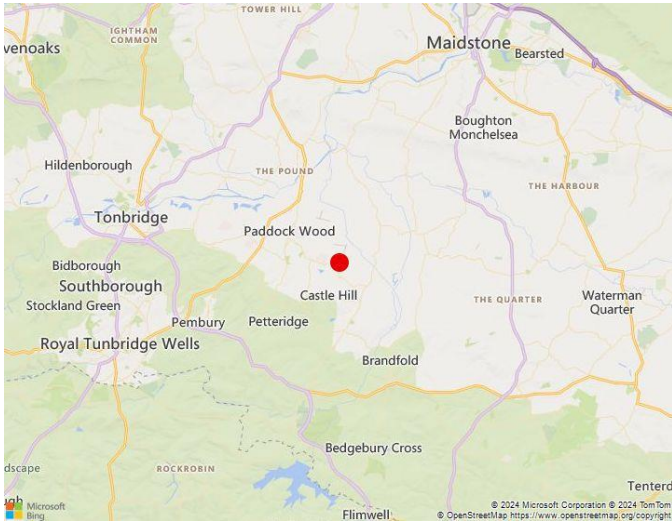
CHARTERED SURVEYORS & ESTATE AGENTS



- First Floor Office / Workshop
- 8 Minutes from Paddock Wood
- Rural Location but with Excellent Communication Links
- Below Business Rates Threshold
- EPC C Rating
- Open Plan Accommodation

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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EPC

Rating (C) 56

Rateable Value

RV £5,100 @ 49.9p in the £

Rates payable £2,544.90 for the year 2024/25

(The property should be eligible for small business rates relief, please enquire with local borough council for further information)

Rent

£10,800 Per Annum Exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Legal Costs

Each side to bear its own legal and professional costs

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Viewing

oStrictly by prior appointment via the Sole Agents:



Phil Hubbard

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Location

The property is located in the Village of Brenchley, just 2.5 miles from Paddock Wood which has an array of commercial amenities with various local and national retailers including Waitrose. Paddock Wood station offers services to London Charing Cross in 53 minutes. It is also well connected for the road network being 11.5 miles from J2a of the M26 leading onto both the M20 and M25 motorways.

What3Words Location:-

<https://w3w.co/cupcake.delivers.deflated>

Accommodation

Old Hay Oast is a former Oast House of timber frame construction over three levels. The ground and second floors are currently residential apartments but the first floor is currently vacant and available to let. It was previously used for model making with a combination of office, small workshop areas and a spray room but could suit a variety of uses. The property has been measured on a Net Internal Area (NIA) Basis as follows:

Area	Sq Ft	Sq M
Office	745	69.21
Office	323	30.01
Kitchen / Staff	162	15.05
Spray Room / Store	101	9.38
Total NIA	1,332	123.76

Externally, there is a good sized car park for the shared use of the building.

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

