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PROPERTY



**TO LET**

**OFFICE – 334 SQ FT (31.03 SQ M)**

**Suite 6a, Chequers Barn, Chequers Hill, Bough Beech, Edenbridge, Kent, TN8 7PD**

**DESCRIPTION**

Developed in 2007, Chequers Barn provides highly specified office suites within a sympathetically designed two storey building set in a attractive semi-rural location.

The building has a passenger lift and ample parking is provided to the front and in a large car park to the rear.

There is a communal kitchen and WCs for use by the occupiers.

The subject space is a 1<sup>st</sup> floor office suite providing 334 sq ft. The space has a vaulted ceiling and two windows, providing good natural light.

**LOCATION**

Chequers Barn is set in the tranquil semi-rural hamlet of Bough Beech, approximately 4 miles east of Edenbridge, 7 miles south of Sevenoaks and a similar distance to the west of Tonbridge. Junction 5 of the M25 is only some 6 miles to the north.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Suite 6a	334	31.03

**AMENITIES**

- Suspended fluorescent lighting
- Double-glazed windows
- Blinds
- Storage area
- Carpeted
- Male & Female WCs
- Communal kitchen
- Ample parking
- EV Chargers

**RENT**

£7,000 per annum exclusive.

**RATES**

The suite has a rateable value of £7,100. Rates payable will be in the region of £3,138 per annum, however, occupiers may benefit from Small Business Rates Relief.

**SERVICE CHARGE**

There will be a service charge levied for the upkeep of the common and external elements of the building. Est. £2,666 per annum to include all utilities.

**VAT**

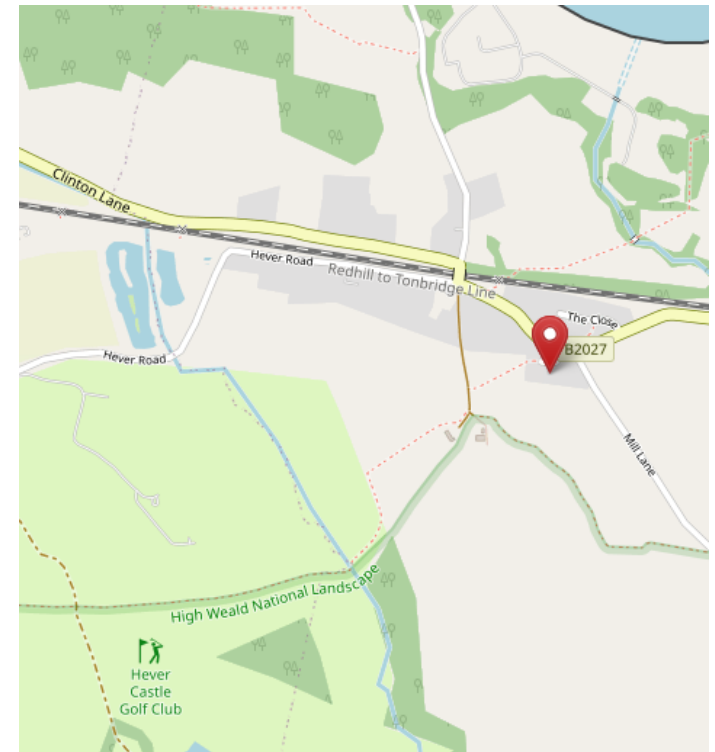
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

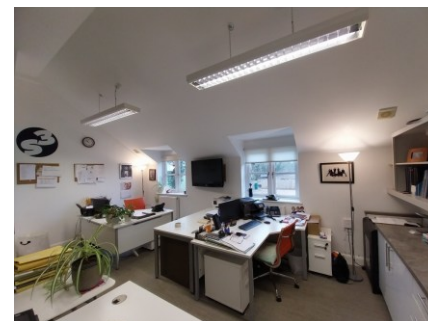
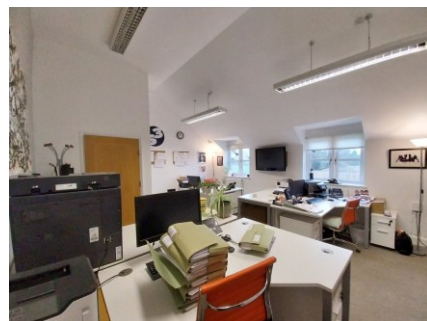
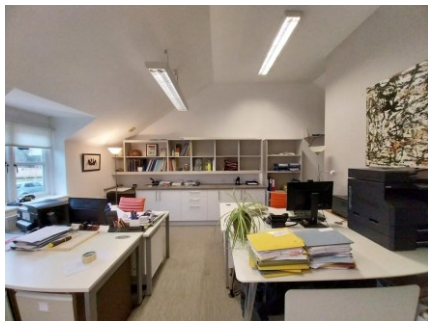
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC of B:40.



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**VIEWINGS – 01732 606 100**

James Clement

t: 07961 231 286

e: [jclement@shw.co.uk](mailto:jclement@shw.co.uk)

Thomas Tarn

t: 07943 579 296

e: [ttarn@shw.co.uk](mailto:ttarn@shw.co.uk)



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