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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

MODERN OFFICE SUITE TO LET

NB: SUPER FAST BROADBAND SPEEDS AVAILABLE



**South Barn, Crockham Park,
near Westerham, Kent, TN8 6SR**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

South Barn, Crockham Park, near Westerham, Kent, TN8 6SR

Location:

Crockham Park is conveniently situated on the West side of the B2026 road between Crockham Hill and Edenbridge. Gatwick is approximately 14 miles away (direct route) or 22 miles via the M25, J6 (8 miles distant) and eastbound traffic can pick up the same motorway at junction 5 at Sevenoaks (7 miles). Rail links to London Bridge, Waterloo, Charing Cross, Victoria and Reading are nearby.

An attraction of this site is its rural off road setting surrounded by open farmland and two other occupied barn conversions with ample parking.

Description/Accommodation:

The suite comprises a self contained series of offices with their own dedicated kitchen and shower room affording a flexible layout. Separate Male and Female WC located in the central lobby area.

The gross internal floor area of the suite measures approximately

135.3 sq m (1,456 sq ft)

NB: The Landlords are able to provide ultrafast internet access up to 1 gigabit per second.

Car parking is available immediately adjoining the property and the offices are presented in a good condition ready for occupation.

Terms:

A new lease is available for a term to be agreed at a commencing rent of £22,000 per annum subject to contract and VAT.

Legal Costs:

Each party is to bear their own legal costs incurred in the transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £16,000. The UBR for 2012/13 is 45p in the £.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

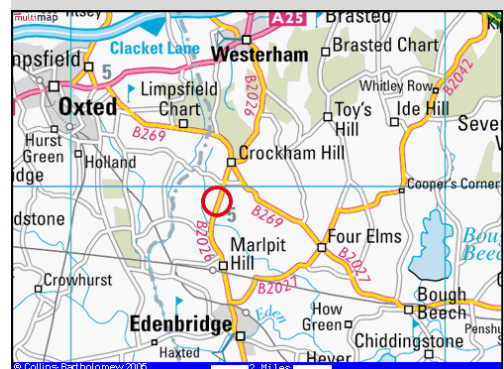
Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Sole Agents Gildersleve & Payne
Contact Peter Gildersleve FRICS
Tel: 01883 723888
Email: info@gpcommercial.co.uk

Energy Performance Certificate
Available upon request.



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