

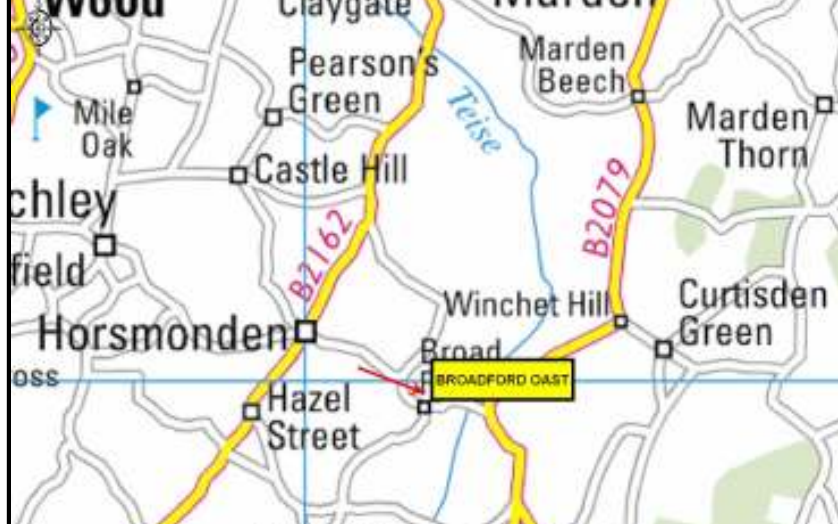


durlings

chartered surveyors
and property consultants

Broadford Oast • Goudhurst Road • Horsmonden • Kent • TN12 8ET

Economical Offices / Storage - To Let - 1130 sq ft (105 sq m)



chartered surveyors
and property consultants

Location

Broadford Oast is situated approximately 1 mile to the east of Horsmonden's village centre, on the Goudhurst Road. Horsmonden village is approximately 10 miles east of Royal Tunbridge Wells and 12 miles south of Maidstone. The closest major road is the A21, at Lamberhurst. The nearest main line station can be found at Paddock Wood, approximately 4 miles to the north west.

Description

The premises comprise both offices and stores on the first floor of a former agricultural building, accessed via an external staircase. There is parking provision directly outside, within the gated yard area.

Accommodation

Approx. **1130 sq ft** (105 sq m)

Tenure

Leasehold

Rent / Price

£5250 per annum exclusive of all other outgoings.

Terms

Short term lease available.

Rates

To be assessed

Service Charge

On application

Viewing

By arrangement through agent's office
Durlings – 01892 552500

Legal Costs

Each party to bear their own legal costs incurred with the transaction,

Disclaimer

SUBJECT TO REFERENCES & ACCOUNTS

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

COMMERCIAL

Contact Rupert Farrant
or Bhav Patel on

01892 552 500

info@durlings.co.uk
www.durlings.co.uk

18 Church Road, Tunbridge Wells, Kent TN1 1JP



RICS

The mark of
property professionalism worldwide

To receive email alerts on all new
properties to lease or purchase - go
to our website to register.