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and property consultants



The Rope Walk • Woodland Enterprise Centre • Hastings Road • Flimwell • East Sussex TN5 7PR
Light Industrial & Office Buildings – To Let – 2700 & 1095 sq ft (251 & 102 sq m) – available separately or as a whole.



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Location

The Woodland Enterprise Centre is situated on edge of the village of Flimwell on the west side of Hastings Road (A21) some 0.3 miles to the south of its junction with the A268 and 2.75 miles to the north of its junction with the A265. The former gives access to Hawkhurst approximately 3 miles to the east and the latter to Heathfield 12 miles to the south west. Tunbridge Wells is approximately 10 miles to the north west, Maidstone and the M20 Motorway 15 miles to the north, Ashford 20 miles to the north east and Hastings 15 miles to the south.

Description

The property forms part of a recently completed development situated within an attractive woodland setting adjacent to the Woodland Enterprise Centre's award winning grid shell office building. All units have been constructed to a good specification utilising, where possible, environmentally sustainable materials and construction methods, and includes procuring locally grown timber. The subject property comprises two separate buildings:

Main Building: A light industrial/factory premises, with mezzanine office area. –

Ground Floor area –	1950 sq ft
Mezzanine Level –	750 sq ft
Total –	2700 sq ft (251 sq m)

“Tree House”: An open plan office area, with ancillary meeting room and ground floor kitchen/showroom area. The principle office space has been constructed at 1st floor level, and accessed by a covered external stair structure.

Office area –	935 sq ft
Meeting Room –	80 sq ft
Kitchen / WCs/Shower –	80 sq ft
Total –	1095 sq ft (102 sq m)

Grand Total **3795 sq ft (353 sq m)**

Site area: - approximately 0.6 acres – to be confirmed.

There is freeholder's consent to construct further buildings on site, which will be subject to planning consent.

Tenure

A long leasehold interest expiring on 20th April 2123 – over 107 years remaining. There is an initial ground rent of £50 per annum.

Planning

The buildings were granted planning consent 14th March 2006 – ref: RR/2005/2109/P – “new factory building and office with external timber storage”. Full conditions can be viewed on Rother District Council's website.

Guide Rents

Main Building - £20,000 per annum

“Tree House” - £12,500 per annum

Combined - £30,000 per annum

The above rents are exclusive of all other outgoings

Terms

New full repairing and insuring lease terms are available by arrangement.

Business Rates

To be assessed.

Service Charge

There is an estate charge commitment – details on application

Viewing Arrangements:

Strictly by appointment through the sole agent's offices – Durlings – contact Julie Chalmers or Rupert Farrant – 01892 552500 or info@durlings.co.uk







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COMMERCIAL

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