

The Old Winery • Lamberhurst Vineyard • Lamberhurst • Kent TN3 8ER Offices - To Let - 1100 / 1470 / 2065 / 4635 sq ft







chartered surveyors and property consultants

Location

Lamberhurst Vineyard is a well-known landmark, situated on the B2169, on the edge of Lamberhurst Village. The Vineyard is located approximately 6 miles to the east of Tunbridge Wells, via the B2169, or the A21, which is located within $\frac{1}{2}$ a mile, to the west where you pick up the new bypass, next to Scotney Castle. The closest main line train station is located at Bells Yew Green (Frant Station), approximately 4 miles to the west, with a typical journey time to the capital of around 1 hour.

The M25 can be accessed at Junction 5, via the A21 (T), approximately 18 miles to the north.

The village offers a convenience store, with a wide range of goods, along with a bakers, butchers, hairdressers, and dry cleaners. There are 3 Pubs / Restaurants, the closest being The Vineyard, which is actually on the Vineyard's estate.

Description

The offices form part of a former bonded wine warehouse, which has undergone comprehensive redevelopment and refurbishment to provide a range of distinctive open-plan office areas. These form 3 adjoining self-contained ground floor offices, each being predominately open plan. There are two sets of communal ladies and gents WC facilities, including a disabled compliant WC.

There are up to 12 demised car spaces directly in front of the offices, along with additional over flow parking next to The Vineyard pub.

There are 3 adjoining office suites available to lease in isolation or combined.

Floor Areas

We have calculated the following net internal floor areasThe Old Bottling Room – Offices - 1100 sq ft
The Bottling Room (reception) – Main Office area – 924 sq ft
Kitchen / store area – 125 sq ft

Units A & B— Offices & Meeting Room 2065 sq ft
Total 4635 sq ft

Offices & Stores-

There are up to 12 designated car spaces with additional over flow parking next to the Vineyard PH.

Rents

The Old Bottling Room - £18,500 pax
The Bottling Room - £16,120 pax
Units A & B (tech. office) - £23,000 pax

Terms

Leasehold – Assignment or under leases are available for a term expiring 24th March 2021.

Longer lease terms may be available, subject to landlord's agreement.

Business Rates

 The Old Bottling Room

 The Bottling Room RV - £14,250

 RV - £13,250 & £5800

 Units A & B RV - £27,250

Service Charge

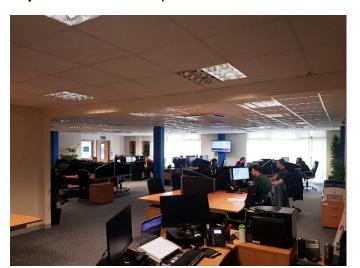
Details on request

Viewings

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By appointment.

Subject to contract and receipt of accounts & references.



COMMERCIAL

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