

# The Old Sawmill, Carpenters Yard Capel, Tonbridge, Kent

1,345 SQ FT APPROX

LEASEHOLD • TO LET



Self-Contained Office / Business Premises - To Let

Additional parking / yard space available by separate negotiation

On the instructions of the Hadlow Estate  
Pembury Road, TN11 0QF



# The Old Sawmill, Carpenters Yard Capel, Tonbridge, Kent

1,345 SQ FT APPROX

## THE HADLOW ESTATE



### FEATURES

- Fully Refurbished
- High Quality Finishes
- Self-Contained
- Flexible Open-Plan Accommodation
- Highly Accessible
- Additional Parking / Yard Area Available

### LOCATION

The property is located just off the recently dualled section of the A21 Pembury bypass, between Tonbridge and Pembury. Close to the Longfield Road roundabout and North Farm Industrial Estate.

Direct access onto the A21 (north and south) via sliproads.

### SITUATION

The premises are situated in a rural yet highly accessible location, with local services available in Pembury, approx. 2.5 miles. Tunbridge Wells main out-of-town retail and leisure area is approx. 2 miles to the south.

### USE

Considered suitable for a number of business uses within Use Class E, including offices, consulting rooms, fitness uses, financial services etc.





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### TERMS

A new internal repairing only lease is available for a term to be agreed.

### RENT

£32,500 per annum inclusive of external maintenance. Tenants to maintain interior and reimburse the cost of building insurance. An Estate Charge will be levied for maintenance of common areas.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

To follow.

### DESCRIPTION

Comprises a comprehensively refurbished, self-contained building, which was previously the Estate sawmill.

Constructed of brick with timber-clad gable ends, some wooden shuttering and new double-glazed wood framed windows and doors under a pitched clay tiled roof.

### NEIGHBOURING BUILDINGS

The Long Range is being substantially refurbished to provide further commercial space.

### ACCOMMODATION

A structurally open plan building with part vaulted, part plastered ceiling.

The property is refurbished to an extremely high standard, to include Birch ply board wall and ceiling linings and exposed beams. New wall, floor and roof insulation with new double-glazed windows.

Services are capped off ready for the installation of a kitchenette and WC dependant on a tenant's needs. There is excellent natural light with windows to all four elevations as well from the roof lights.

Gross Internal Floor Area: 1,345 sq. ft approx.

Externally there is parking for 6 cars in the adjacent yard.

Further yard space can be made available by agreement.

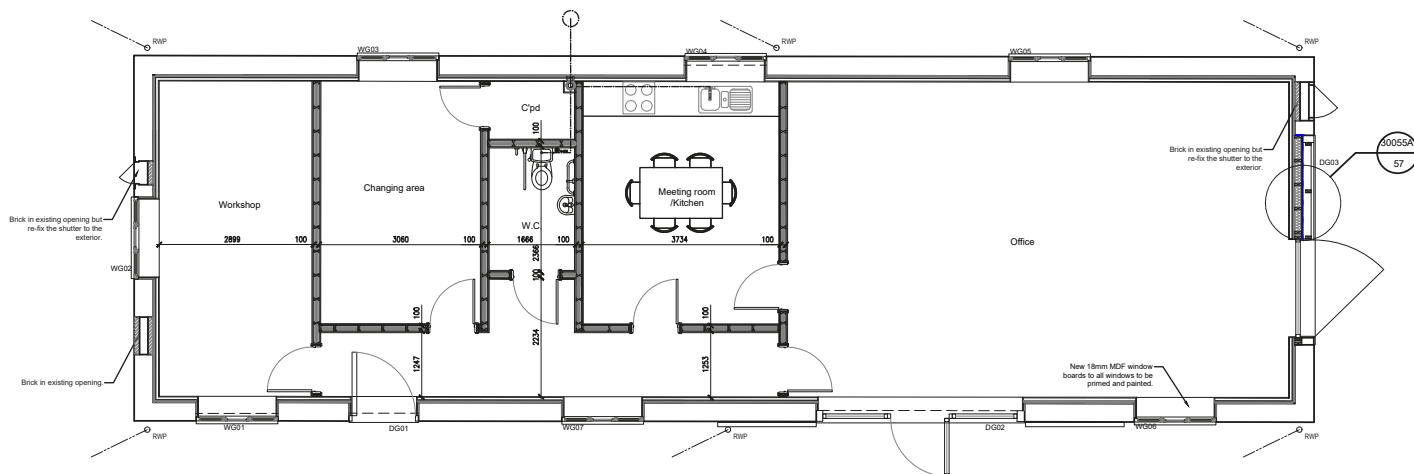


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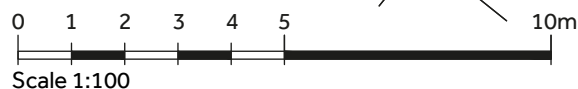
THE  
HADLOW  
ESTATE

## POSSIBLE LAYOUT/CONFIGURATION



### Proposed Floor Plan

Scale 1:100 @ A3



### LEGAL COSTS

Each party to pay their own costs.

### BUSINESS RATES

Rates payable for 2022/2023: £2,485.

### VAT

VAT is payable on the rent and Estate Charges.

### ESTATE CHARGE

An Estate Charge will be payable. Further details available upon request.

### VIEWING

By prior appointment with the agents:

**Salisbury & Co.**  
01732 463 205

**Durlings**  
01892 552 500

Lime Tree Work Shop  
11 Lime Tree Walk  
Sevenoaks  
Kent TN13 1YH

22 Mount Ephraim Road  
Tunbridge Wells  
Kent TN1 1ED

**Neil Salisbury**  
neil@salisburyand.co

**Rupert Farrant**  
rupert@durlings.co.uk

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