



TO LET

GROUND FLOOR OFFICES
275ft² [25.5m²] – 955ft² [88.7m²]

SUITES C & D, BLACKHAM COURT, WITHYHAM, EAST SUSSEX, TN7 4DB

TO LET

GROUND FLOOR OFFICES
275ft² [25.5m²] – 955ft² [88.7m²]

SUITES C & D BLACKHAM COURT
WITHYHAM
EAST SUSSEX
TN7 4DB

SELF CONTAINED OFFICE SUITES WITHIN RURAL
BUSINESS PARK

Location

Blackham Court is located just outside Withyham in East Sussex approximately 8 miles south-west of Tunbridge Wells. There is a main line station at Ashurst serving Croydon, Victoria and beyond.

Directions

From Tunbridge Wells take the A264 through Langton Green and Ashurst and then turn left on to Beech Green Lane (approx 1.5 miles after passing the Ashurst Bridge). Follow the lane for approximately 0.5 miles and the entrance to the Business Park is on the left.

Description

Attractive ground floor office suites set around a central lawned area. There is ample car parking on site.

Accommodation

Suite C

Reception	approx. 80ft ² [7.4m ²]
2 Offices totalling	approx. 554ft ² [51.4m ²]
Kitchenette	approx 16ft ² [1.4m ²]
Ladies & Gents WC	_____
TOTAL	approx. 650ft² [60.38m²]

Suite D

Reception / Store	approx. 100ft ² [9.3m ²]
2 Offices totalling	approx. 195ft ² [18.1m ²]
Kitchenette	approx. 10ft ² [0.9m ²]
1 x WC	_____
TOTAL	approx. 305ft² [28.3m²]

TOTAL SUITES C & D approx. 955ft² [88.7m²]

The above suites are available separately or as a whole.

Lease

A new full repairing and insuring lease (via service charge) for a term to be agreed.

Guide Rents

Rental information upon application

The rents include Service Charge.

We are advised the rent will attract VAT.

Rates

Enquiries of the Valuation Office Agency Website indicate that the Suites are assessed for Rates as follows.

Suite C - RV £5,400

Suite D - RV £3,700

The UBR for 2009 /2010 is 48.5 pence in the £.

Any interested parties must make their own enquiries of the local Rating Authority to verify this information.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by prior appointment through **Bracketts – 01892 533733 – contact: Darrell Barber (darrell@bracketts.co.uk)**

SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC.

Rev 14/04/10/db

IMPORTANT NOTE

Property Misdescriptions Act: BRACKETTS 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 BRACKETTS 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 endeavour 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.



27/29 High Street, Tunbridge Wells, Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent TN9 1BB
Tel: (01732) 350503 Fax: (01732) 359754