

TO LET - Air Conditioned Offices with Parking
NIA Approx. 1,700ft^2 [157.9m^2]*
Units C, D & E (Rear Offices), Lamberhurst Vineyard, Old Winery, Lamberhurst

est. 1828
bracketts

TO LET

AIR CONDITIONED OFFICES
WITHIN RURAL BUSINESS PARK

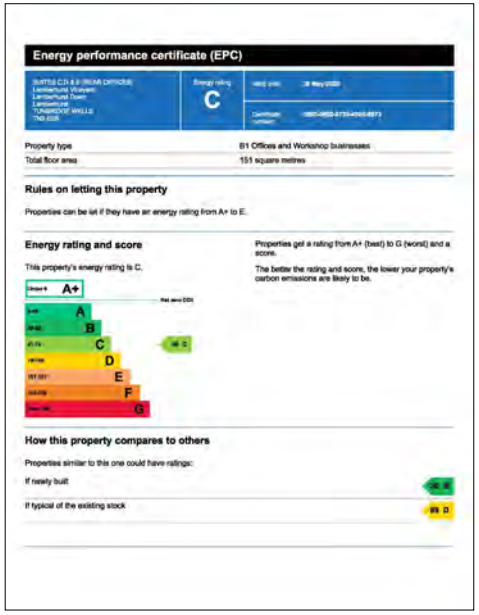
NIA APPROX. 1,700FT^2 [157.9M^2]*

UNITS C, D & E (REAR PART)
LAMBERHURST VINEYARD
OLD WINERY
LAMBERHURST DOWN
LAMBERHURST
KENT
TN3 8ER

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
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www.bracketts.co.uk
Also at 132 High Street, Tonbridge, Kent
Tel: (01732) 350503







LOCATION / SITUATION

Lamberhurst village is located just off the A21 approximately 7 miles east of Royal Tunbridge Wells.

The Vineyard is situated to the south of the Lamberhurst village on Furnace Lane (B2169). Frant railway station lies approximately 4 miles to the west of the property.

DESCRIPTION

The office forms part of a former bonded wine warehouse which has been converted to provide modern office space with raised floors, floor boxes, carpet and air conditioning. The scheme has a full height atrium reception, 8 person (630KG) lift, ladies and gents WC's and a disabled WC.

ACCOMMODATION

Ground Floor

Office – NIA Approx. 1,700ft^2 [157.9m^2]*

*Areas provided by our joint agent.

4 dedicated car parking spaces plus use of overflow car park (subject to availability).

LEASE

The offices are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

The provisions of Sections 24 – 28 inc. of the Landlord & Tenant Act 1954 are to be excluded from the Lease.

GUIDE RENT

£23,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised that the rent will attract VAT.

SERVICE CHARGE

The Landlord operates a service charge for common and shared items – further information upon request.

BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value £26,500 from 01 April 2026. The small business rates multiplier for 2026/2027 is 43.2 pence in the £.

Any interested parties are strongly advised to verify this information with the Local Rating Authority.

RENTAL DEPOSIT

The ingoing party will be required to provide a rental deposit to be held throughout the Term.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the joint sole agents – **Bracketts – 01892 533733**
Contact: Darrell Barber Mobile 07739 535468
Email darrell@bracketts.co.uk
or White Druce & Brown
Contact: James Baker 07776 200830
Email: jamesbaker@whitedrucebrown.com



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

Rev.11.03.26/DB

Important Notice:

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