TO LET

* REVISED GUIDE RENT*



TO LET - Air Conditioned Office with Parking
NIA Approx. 4,069ft^2 [378.0m^2]*
Unit F Lamberhurst Vineyard, Old Winery, Lamberhurst

When experience counts...

est. 1828
bracketts

TO LET

AIR CONDITIONED OFFICE
WITHIN RURAL BUSINESS PARK

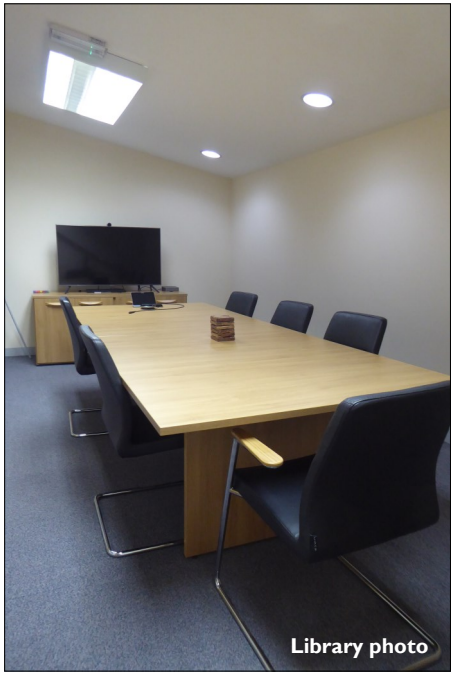
NIA APPROX. 4,069FT^2 [378.0M^2]*

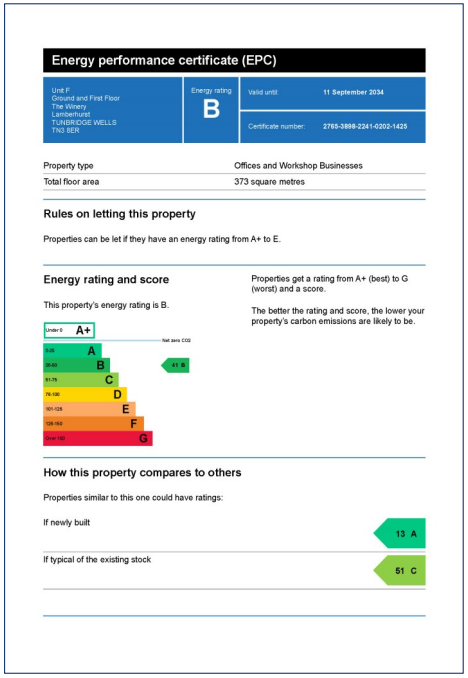
UNIT F
LAMBERHURST VINEYARD
OLD WINERY
LAMBERHURST DOWN
LAMBERHURST
KENT
TN3 8ER

bracketts est.1828

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Energy performance certificate (EPC)

Unit F Ground and First Floor The Winery Lamberhurst TUNBRIDGE WELLS TN3 8ER	Energy rating: B	Valid until:	11 September 2034
		Certificate number:	2765-3898-2241-0202-1425

Property type	Offices and Workshop Businesses
Total floor area	373 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
Net zero CO2
0-20 A
21-38 B
39-54 C
55-68 D
69-80 E
81-91 F
92+ G
The graph shows this property's current and potential energy rating.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 13 A

If typical of the existing stock 51 C

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 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 was comprehensively re-developed 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

Part GF / Part FF

Offices NIA Approx. 4,069ft^2 [378.0m^2]*

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

*Areas provided by our joint agent.

LEASE

The office is available by way of a new 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

£44,950 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 in respect of 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 of £47,250 increasing to £54,500 from 1 April 2026. The multiplier for 2025/2026 is 55.5 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 save that any ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

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





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

Rev.30.01.26/DB

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.







