

TO LET



TO LET - SMALL BUSINESS UNIT - GIA 440ft<sup>2</sup> [40.8M<sup>2</sup>]  
Unit B, The Dales Building, Forstal Farm Business Park,  
Goudhurst Road, near Lamberhurst, Kent TN3 8AG

When experience counts...

est. 1828  
**bracketts**

**TO LET**

**SMALL BUSINESS UNIT**

**GIA APPROX. 440FT<sup>2</sup> [40.8M<sup>2</sup>]**

**UNIT B  
THE DALES BUILDING  
FORSTAL FARM BUSINESS PARK  
GOUDHURST ROAD  
NR. LAMBERHURST  
KENT  
TN3 8AG**

**bracketts** est. 1828

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Kent

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



## LOCATION / SITUATION

The property is located at Forstal Farm Business Park approximately 9 miles South East of central Tunbridge Wells and approximately 1 mile North East of Lamberhurst.

From Tunbridge Wells take the A21 South towards Lamberhurst. Take a left turn on to the A262 signposted to Goudhurst and almost immediately turn right into Forstal Farm. Proceed along the lane and turn right in front of the Oasthouse - the unit forms part of the Dales Building on the left.

## DESCRIPTION

Small business unit/warehouse within a rural business park.

## ACCOMMODATION

Ground Floor Unit GIA Approx. 440ft<sup>2</sup> [40.8m<sup>2</sup>]

## AMENITIES

- Concrete floor
- Roller shutter door
- WC
- Teapoint

## LEASE

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

The Provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded from the Lease.

## GUIDE RENT

£6,000 per annum exclusive.

Rent payable quarterly in advance on the usual quarter days.

We are advised by our client that VAT is applicable.

## BUSINESS RATES

Enquiries of the Valuation Office Agency website indicate that the premises are described as “Workshop and premises” and have a Rateable Value of £3,250 rising to £3,750 on 1 April 2026.

The small business multiplier for 2025 / 2026 is 49.9p in the £.

Subject to satisfying certain criteria, the ingoing tenant may qualify for small business rates relief.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

## RENTAL DEPOSIT

The ingoing Tenant will be required to provide a rental deposit to be held throughout the term.

## LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

## VIEWING

Strictly by prior appointment with the sole agent:

**Bracketts Tel: 01892 533733**

Contact: Darrell Barber MRICS

07739 535468

[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)



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

04.02.26/DB

### Important Notice:

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