

# Tenterden Business Centre

Ashford Road, St Michaels, Tenterden, Kent TN30 6SP



- Modern Business Complex in Picturesque Setting
- Self-Contained Suites
- Deemed Suitable for Uses within Class E  
(To include Office, Clinic, Surgery, Leisure, Education)
- Air Conditioned Specification
- Excellent Car Parking Provisions

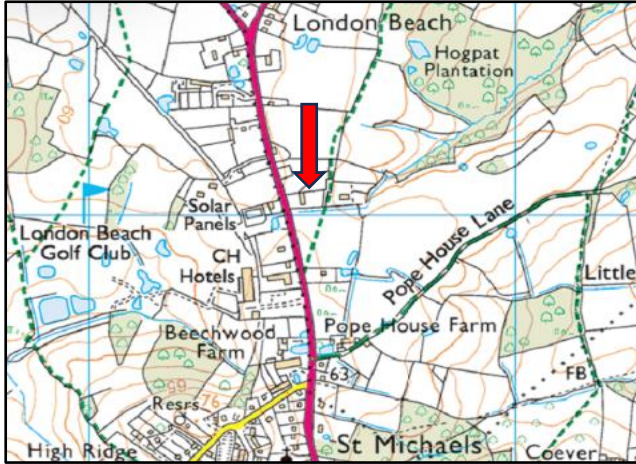
Class E Units

TO LET

87.3 – 139.4 m<sup>2</sup> (940 – 1,500 sq ft) approx.

## LOCATION

The Business Park is situated in St Michaels, around 1.5 miles north of Tenterden Town Centre. It is positioned in a quiet rural setting set back from the Ashford road opposite the entrance to London Beach Hotel and golf course.



## DESCRIPTION

Tenterden Business Centre is a modern business complex constructed in 2022, providing modern self contained units all surrounded by open countryside.

The suites are finished to a high specification and benefit from the following features:

- Air Conditioning (And Comfort Cooling)
- Modern LED lighting
- Perimeter Trunking (Incorporating Power & Data)
- Modern Floors
- Coffee Making Areas and WCs.
- Bike Storage

Each building benefits from an allocation of car parking as well as use of the large overflow car park which holds up to 50 cars on a first come first serve basis.

## TERMS

The units are available to let by way of new Internal Repairing & Insuring Leases for terms to be agreed.

The rents are inclusive of a service charge for the upkeep and maintenance of the common parts of the estate.

## ACCOMMODATION

The Business Centre has the following availability, floor areas, and quoting terms:

Suite	Area (m <sup>2</sup> )	Area (sq ft)	Rent £pa
Unit 1A	167.2	1,800	LET
Unit 1B	139.4	1,500	£24,000
Unit 2A	75.7	825	LET
Unit 2B	77.0	829	LET
Unit 2C	87.3	940	£15,000
Unit 2D	88.3	950	£15,000
Unit 3A	87.0	936	LET
Unit 3B	87.0	936	LET
Unit 3C	43.8	471	LET
Unit 3D	43.8	471	LET

## BUSINESS RATES

The suites have been assessed as follows:

Unit 2A	Office & Premises	£10,250
Unit 2B	Office & Premises	£11,000
Unit 2C	Office & Premises	£12,250
Unit 2D	Office & Premises	£12,000
Unit 3A	Office & Premises	£11,000
Unit 3B	Office & Premises	£11,000
Unit 3C	Office & Premises	To Be Assessed
Unit 3D	Office & Premises	To Be Assessed

## USE

The units are considered suitable for a variety of uses within Class E, to include but not limited to;

- Office
- Clinic
- Surgery
- Leisure
- Education

Retail and Hot Food uses will not be considered.

## EPC

Copies of the Energy Performance Certificates can be provided upon request.

## FINANCE ACT 1979

The rents are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## LEGAL COSTS

Each party are to bear their own legal and professional costs.

## VIEWINGS

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors

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