

Office Unit - To Let

Unit 2, The Court Lodge
Centre, Plaxdale Green Road,
Stansted, TN15 7PG



TO LET £13,500 p/a plus VAT



Unit 2 comprises the smaller section of a restored brick barn within a yard of former farm buildings that now accommodate 5 office units. The office has a net area of 646 sqft / 60 sqm and all office units in The Court Lodge Centre benefit from Superfast broadband (Trooli FTTC), air source heating, off-street car parking, double glazing, cloakrooms and kitchenettes

KENT &
EAST SUSSEX

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Unit 2, The Court Lodge Centre, Plaxdale Green Road, Stansted, Kent, TN15 7PG

The unit consists of open plan offices on the ground floor, featuring a partially vaulted ceiling, and overlooks a small central grassed area. Heating is via air source heat pump.

Full fibre broadband to the premises is available.

Two cloakrooms and a kitchenette are also provided.

Rent: £13,500 per annum plus VAT (£1,350.00 pcm) excluding all services and Business Rates

Term: The office is available on new full repairing and insuring leases for a term to be agreed and to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Service Charge: A service charge of £800 per quarter is levied to cover the common costs to the business centre including electricity, water rates, sewage rates, rubbish collection and buildings insurance.

Deposit: Quarters rental

Business Rates: £9,600.00

Small business rate multiplier 2026/7: 43.2p in the £

EPC: Awaiting

Viewings: By appointment

Broadband/Mobile: Superfast broadband available. All mobile suppliers have available coverage both internally and externally. Information supplied by Ofcom mobile and broadband checker. Interested parties should make their own enquiries.

Agents Notes

Prospective purchasers or lessees are advised to conduct their own investigations through their own solicitors and surveyors. These particulars should be considered only as an indication to assist when deciding whether to view or not. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessee 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.

Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers or lessees should check that the land offered is the whole or a part of the parcel indicated in the land registry plan. Prospective purchasers or lessees are advised to check the boundaries as indicated against the established boundaries on the ground. Fixtures listed in these details may be available as part of the sale or Lease, but Purchasers or lessees are advised to check the fixtures list as provided at the time of sale/lease by their solicitor.

The 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.

No person in the employment of Angela Hirst Surveyors and Valuers Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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