

SOUTHBOROUGH, KENT 1,474 SQ.FT (136.9 SQ M) APPROX

LEASEHOLD **TO LET**



SELF-CONTAINED OFFICE/BUSINESS PREMISES - TO LET

THE OLD HOSPITAL, MOATENDEN, VAUXHALL LANE, SOUTHBOROUGH, KENT, TN4 0XD

STRIKING VICTORIAN BUILDING REFURBISHED TO A VERY HIGH STANDARD

SALISBURY & Co.

01732 463 205 www.salisburyand.co

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

LOCATION

The property is located in a rural, yet highly accessible location, on Vauxhall Lane which runs between the A26 London Road in Southborough and the A21 London/Hastings Road at south Tonbridge.
Southborough town centre is approximately 0.5 miles distant. Tonbridge and Tunbridge Wells are both within easy reach.

SITUATION

The Old Hospital is situated in an idyllic rural setting with views to the former farm pond and surrounding countryside.

DESCRIPTION

Comprises a highly attractive detached single-storey Victorian property with face brickwork under a hipped and pitched slate tiled roof.
The building has been comprehensively refurbished to a high standard. Arranged as three distinct but interconnecting areas, plus cloakroom/W.C. and a kitchen and storeroom. The premises are considered suitable for a variety of uses within Class E (c and g) including high end offices, medical, wellness, consulting rooms and fitness uses.

ACCOMMODATION

Approximate net internal floor area: **1,474 sq.ft. (136.9 sq.m)**

FEATURES

- Idyllic Rural Setting
- Fully Refurbished to high specification
- South Facing Terrace
- Ample Parking
- Use Class E(c) and E(g)
- Flexible Accommodation
- Self-Contained Building

VIEWING

By prior appointment with the agents:

Neil Salisbury

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Annie Salisbury

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TERMS

Assignment of lease dated 12th August 2024 and expiring in 2034.

RENT

£37,500. Subject to rent reviews in 2027, 2030 and 2033.

RATING

No current assessment.

VAT

The property has not been elected for VAT purposes, but the owners reserve the right to do so.

LEGAL COSTS

Each party to pay their own costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band B.

AGENTS NOTE:

The uses permitted within the lease are E(c) and E(g) - offices, R&D and light industrial. Other uses within class E(d) may be considered.

ANTI MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenant(s) will need to provide proof of identity and residence. For a company, all beneficial owners must provide the same.

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