

**UNIT 1, COURTLANDS FARM, TURNDEN  
ROAD, CRANBROOK, KENT, TN17 2QL**



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

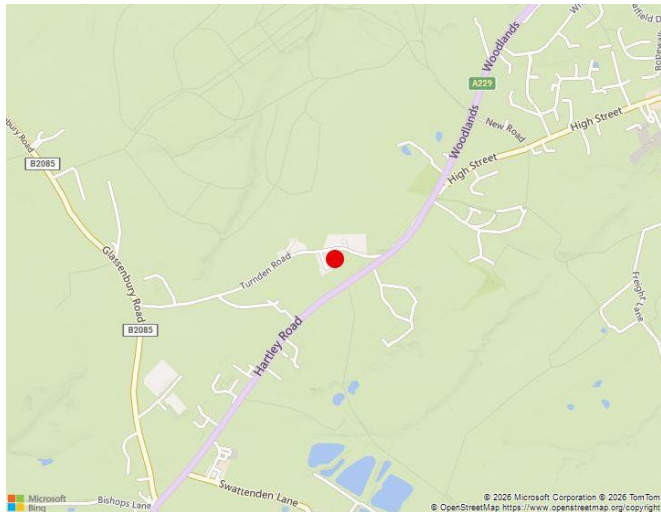


## **WORKSHOP UNIT TO LET**

- Within secure gated estate
- 652 sq ft (60.57 sq m)
- Allocated parking included
- £10,750 per annum exclusive

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# UNIT 1, COURTLANDS FARM, TURNDEN ROAD, CRANBROOK, TN17 2QL



## Location

The property is set within a rural setting in Cranbrook, a historic market town in Kent, known as the "Capital of the Weald".

The estate is located approx. 6 miles south of Staplehurst and 14 miles east of Tunbridge Wells. Staplehurst main line station provides frequent rail services to London Charing Cross in approx 60 mins.

## Accommodation

Courtlands Farm is a popular business estate comprising a mix of office and industrial units.

Unit 1 provides an end of terrace warehouse unit, suitable for a variety of uses, including as a workshop. The property benefits from a partitioned office, WC and kitchen to the rear. The eaves height is approx. 4.2m.

## Floor Areas

The property was measured on GIA basis and extends to approximately **652 sq ft (60.57 sq m)**

The unit benefits from 2 allocated car parking spaces.

## Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £7,500

The multiplier for 2026/2027 is 43.2p in the £.

May benefit from small business rates relief.

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

## Rent

- subject to contract

£10,750 Per Annum Exclusive

## Terms

To take a new lease by negotiation.

Service charge payable by the tenant - details upon request.

## Legal Costs

Each side to bear their own legal and professional costs

## EPC

E 113

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing



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Subject to contract



NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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