Stafford Perkins
CHARTERED SURVEYORS

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The Thorne Business Park

Forge Hill, Bethersden, TN26 3AF



RURAL OFFICE SUITES

TO LET

Suites Available From

311$_{sq.ft}$ 340$_{sq.ft}$ 580$_{sq.ft}$ 656 $_{sq.ft}$

Shared kitchen & WC facilities

Broadband Connectivity/Fibre Optic

Landscaped Grounds

New Lease Available

RENTS

£3,750 to £7,900 per annum + VAT

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

The Thorne Business Park on Forge Hill is located in the north-east edge of Bethersden, a popular village of some 1,500 inhabitants, located on the A28 approximately 6 miles south west of Ashford and a similar distance north east of Tenterden. Pluckley railway station is approximately 2 miles north, being on the Ashford to Charing Cross main line. Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1 (subject to availability.

DESCRIPTION

This refurbished oast building has been transformed into modern office accommodation of the highest standard. Each individual Suite benefits from LED lighting, category 2 networking, a good level of natural daylight and a high standard of decorative finish. The Business Park has well maintained grounds and CCTV cameras to provide a high level of security. Landscape gardening works are now well established. The development benefits from separate post receiving facilities and car parking.

HOURS OF USE

The hours of use are restricted to between 07:00 to 20:00 Monday to Friday and 07:00 to 13:00 on Saturdays.

ACCOMMODATION

- VAT is payable on all rent, insurance and service charges

Suite	ft²	m²	Rent £ (pa)	Buildings Ins	Deposit	Service Chrg	R.V.
Suite 2	311	28.89	£3,750	£185.03 p.a.	£937.50	£2,690.15	£5,400
Suite 3	656	60.94	£7,900	£390.30 p.a.	£1,975	£5,674.40	£10,250
Suite 4	580	53.88	£7,000	£345.08 p.a.	£1,750	£5,017.00	£9,400
Suite 9	340	31.58	£4,100	£202.29 p.a.	£1,025	£2,941.00	£6,000

SERVICES

All mains services are connected.

BUSINESS RATES

Rateable Values as shown in table above. The uniform business rate multiplier is 43.2p for the year 2026/27.

TERMS

Suites will be occupied by way of new Fully Repairing and Insuring leases for a term of 6 years to be granted outside the Landlord and Tenant Act 1954 Part II. In addition to the rent tenants will be liable for payment of the building reinstatement insurance and an estate service charge as detailed above. The service charge covers cleaning, heating, maintenance and repair of common parts, CCTV, security guard, electricity, gas, water, drainage, exterior and common lighting.

VAT is payable on all rents, insurances and service charges.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as Band B, scoring 43 on the scale devised by HMG.


Energy Performance Certificate
Non-Domestic Building
HM Government
THE THORNE ESTATE
The Thorne
Forge Hill
Bethersden
ASHFORD
TN26 3AF
Certificate Reference Number:
0991-0732-0359-1896-7002
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.
Energy Performance Asset Rating
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
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Technical Information
Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 535
Building complexity (NOS level): 3
Building emission rate (kgCO2/m²): 26.28
Benchmarks
Buildings similar to this one could have rating as follows:
40 If newly built
107 If typical of the existing stock
Green Deal Information
The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

VIEWING

By appointment through Stafford Perkins. Tel: 01233 613900