



RENT ONLY £15,000 PAX

"The Milking Parlour"

Hurst Farm, Dairy Lane, Crockham Hill, TN8 6RA

**Rural offices in superb
setting on a private farm 3
miles from Westerham**

1,066 sq ft
(99.03 sq m)

- Superb setting
- High speed broadband available
- Creative environment
- Plenty of parking
- Underfloor heating
- Close to Westerham & Oxted

"The Milking Parlour", Hurst Farm, Dairy Lane, Crockham Hill, TN8 6RA

Location

"The Milking Parlour" forms part of a small complex of brick built former agricultural buildings set on an extremely well kept private farm. The property is situated about 1/3 mile along Dairy Lane (from the B2026), and just over 1/2 mile south of Crockham Hill Village. The towns of Westerham, Oxted and Edenbridge are all close by (within 4 miles each) where extensive retail, banking and leisure facilities can be found. Junctions 5 and 6 of the M25 motorway are both about 7 miles away, and excellent rail connections are available at Oxted and Edenbridge.

Description

The office is accessed over an attractive cobbled drive and courtyard. An old style farm door provides access into the building which was converted a number of years ago to provide open plan office space with exposed structural timbers and vaulted ceilings. The office has a good sized fitted kitchen area together with its own male and female wcs and shower. The building has been provided with Cat 5 network cabling (not tested) and underfloor central heating (gas fired). Externally, there is a small courtyard area for car parking with an additional pedestrian door to the office.

Terms

The property is available to let on a new lease for a term to be agreed. The rent is £15,000 pax fixed for the first 3 years. Please contact us to discuss your specific leasing requirements.

Availability

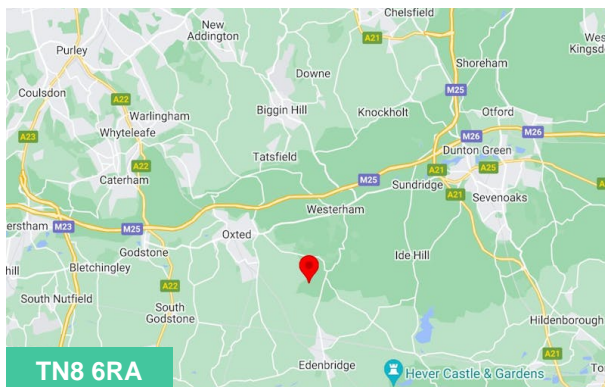
Ground Floor Offices: 1,066 sq ft (99 sq m) Approx

Business Rates

The property has a rateable value of £16,750 giving rates payable of just under £8,360 for the current financial year. Interested parties should seek verification of the rates payable by contacting Sevenoaks District Council 01732 227000.

Service Charge

There is a service charge to cover the costs of electricity, heating, water rates, buildings insurance, landscape maintenance etc. Further details are available on request.



Summary

Available Size	1,066 sq ft
Rent	£15,000 per annum exclusive
Rates Payable	£8,358.25 per annum To be confirmed.
Rateable Value	£16,750
Service Charge	The service charge covers the costs of external maintenance, heating, electricity, buildings insurance, water charges, landscape maintenance etc.
EPC Rating	C (65)

Viewing & Further Information

David Robinson

01959 563800

david.robinson@karrison.co.uk

or visit karrison.co.uk



Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 07/03/2024