



Chequers Barn

Bough Beech, Edenbridge, TN8 7PD

**Ground floor office suite
with plenty of parking**

425 sq ft
(39.48 sq m)

- Excellent natural light
- Use of meeting room
- Cat 5 network cabling
- Ample parking
- Creative environment overlooking countryside
- Small business rates relief (to qualifying occupiers)

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Description

Developed in 2007, Chequers Barn provides highly specified office suites within a sympathetically designed two storey building. The available suite benefits from shared use of the central common areas, fully fitted kitchens, and male and female cloakrooms. The incoming occupier will have the shared use of a meeting room which is available on a pre-booking basis. Ample parking is available in a large car park to the rear.

Location

Chequers Barn is set in the tranquil semi-rural hamlet of Bough Beech, approximately 7 miles south of Sevenoaks and a similar distance to the west of Tonbridge. Junction 5 of the M25 is only some 6 miles to the north.

The highly acclaimed Wheatsheaf pub/restaurant is within a few minutes walk of the property.

Terms

The suite is available on a new lease for a term to be agreed at an annual exclusive rent of £7,500. A service charge is payable in relation to the communal parts together with the heating and electricity to the suite. Please contact us to discuss your specific leasing requirements. A deposit may be required depending on the financial status of the proposed tenant.

Legal Costs

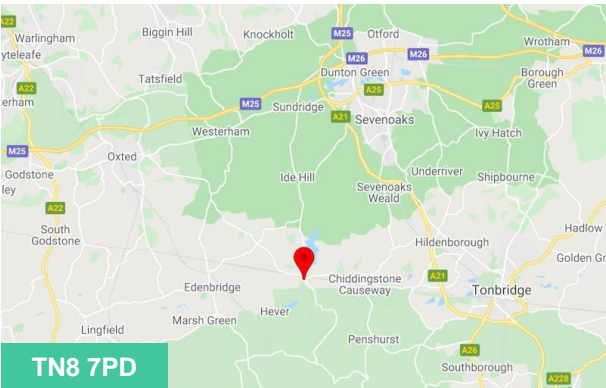
To be agreed.

Business Rates

An incoming tenant may benefit from 100% small business rates relief - i.e. currently nil business rates to pay.

Note

The images provided are historic. Please contact us to make arrangements to view.



Summary

Available Size	425 sq ft
Rent	£625 per month + service charge
Rates Payable	£4,041.90 per annum <small>An occupier may benefit from maximum small business rates relief, ie NIL rates to pay.</small>
Rateable Value	£8,100
Service Charge	<small>There is a service charge payable in respect of the communal areas and the heating and electricity to the suite. Please contact us for further details.</small>
EPC Rating	B (40)

Viewing & Further Information

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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 25/09/2025

