



The Brooder House

North Frith Farm, Tonbridge, TN11 9QU

**Character offices in stylishly
converted former farm
building - with access to
high speed broadband**

600 to 2,583 sq ft
(55.74 to 239.97 sq m)

- Superfast broadband
- Virtually unlimited parking
- Bright open plan space
- Well managed estate
- Vaulted Ceiling
- Perimeter Trunking
- Suites from c. 600 sq ft

The Brooder House, North Frith Farm, Tonbridge, TN11 9QU

Description

The Brooder House is a sympathetically converted former agricultural building situated within the North Frith Farm complex. Converted about 14 years ago, the property combines highly specified offices - incorporating LED lighting, Cat 5 trunking (not tested), male and female cloakrooms, and a kitchen / staff room - with character features such as timber beams and exposed brickwork.

The building can be divided to provide up to 3 separate smaller office suites from circa 600 sq ft to 1,000 sq ft.

Location

Situated about 3 miles to the north of Tonbridge town centre, North Frith Farm is a successful and established development of converted former agricultural buildings, surrounded by glorious countryside. Home to a number of thriving businesses, the development has fantastic internet connectivity with super fast broadband via BT fibre optic cabling (subject to a contract with BT).

Specification

- Superfast broadband available
- Virtually unlimited car parking
- LED lighting
- Perimeter trunking
- Male and females wcs
- Fitted kitchen / staff room
- Superb natural light

Terms

Immediately available to rent on a new lease for a term to be agreed. Please contact us for up to date availability and further information.

Accommodation

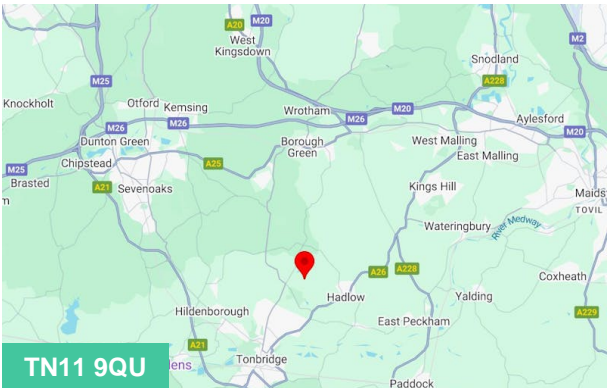
Name	sq ft	sq m
Ground - Office	1,712	159.05
Ground - Office Rear	586	54.44
Ground - Kitchen	285	26.48
Total	2,583	239.97

Business Rates

The suites will need to be reassessed. The RV is estimated at circa £35,000 with rates payable of approximately £17,500 for the current year. Interested parties are advised to make their own enquiries: voa.gov.uk

Legal Costs

Each party to pay their own legal costs.



Summary

Available Size	600 to 2,583 sq ft
Rent	£45,000 per annum
Business Rates	Upon Enquiry
Service Charge	There is a service charge to cover the heating and electricity to the building together with any common costs. Further information available on request.
EPC Rating	D (91)

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 25/11/2025

