

# Stafford Perkins

CHARTERED SURVEYORS

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[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## The Thorne Business Park Forge Hill, Bethersden, TN26 3AF



### RURAL OFFICE SUITES

#### TO LET

\*Suites Available From\*

\*311sq.ft 340sq.ft 580sq.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](http://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 75,000 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 gives 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	ft <sup>2</sup>	m <sup>2</sup>	Rent £ (pa)	Buildings Ins	Deposit	Service Chrg	R.V.
Suite 2	311	28.89	£3,750	£319.13 p.a.	£937.50	£2,425.80	£4,400
Suite 3	656	60.94	£7,900	£674.84 p.a.	£1,975	£5,116.80	£8,400
Suite 4	580	53.88	£7,000	£674.84 p.a.	£1,750	£4,524.00	£7,800
Suite 9	340	31.58	£4,100	£309.91 p.a.	£1,025	£2,652.00	£4,950

(with the current local small business rate multiplier for the 2024/25 year being £0.49p plus government small business rate relief of 100% is available, subject to conditions)

**SERVICES**

All mains services are connected.

**BUSINESS RATES**

The uniform business rate multiplier is 49.9p for the year 2024/25. Government small business rate relief of 100% is available, subject to conditions.

**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.

**VIEWING**

By appointment through Stafford Perkins. Tel: 01233 613900

**Energy Performance Certificate**  
Non-Domestic Building

THE THORNE ESTATE  
The Thorne  
Forge Hill  
Bethersden  
ASHFORD  
TN26 3AP

Certificate Reference Number:  
0001-0732-0369-1896-7002

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/epc](http://www.communities.gov.uk/epc).

**Energy Performance Asset Rating**

More energy efficient

A 39-42  
B 36-38  
C 33-35  
D 30-32  
E 27-29  
F 24-26  
G over 150  
Less energy efficient

43

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 555  
Building complexity (MOS level): 3  
Building emissions rate (kgCO<sub>2</sub>/m<sup>2</sup>): 26.28

**Benchmarks**

Buildings similar to this one could have rating as follows:  
240 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.