

# Business Premises To Let

**CORE**  
COMMERCIAL  
01892 834483



**Wealden Barn**  
**Bethersden Road**

**SMARDEN**  
**Kent TN27 8QF**

## Location

Situated between Headcorn and Ashford in a rural position south of Smarden.

## Description

Detached concrete portal framed building. Bay 1: Workshop / stores & offices with air conditioning, kitchenette, toilets & shower. Roller shutter door, 3 phase power. Bay 2: A fully fitted joinery workshop. Modern detached 2 storey offices with air con, double glazing, kitchenette and toilet. Excellent car parking. Mains drainage. Broadband Internet.

Bay 1 Workshop and offices	2,902
Bay 2 Joinery workshop	1,627
2 storey offices	<u>1,286</u>
<b>Total</b>	<b>5,815 sqft</b>

Mezzanines - 1,409 sqft. Yard - 7,500 sqft with 9 storage containers.

## Terms

To be let as a whole at **£70,000** per annum or may split. Business rates payable £14,421 for 2023/24 increasing to £19,885 in 2024/25 (Current new Rateable Value £39,850).

7 acres of agricultural land including Landlords solar panel field. Tenant to benefit from free electricity generated from the solar panels in the first year then discount thereafter to be agreed.

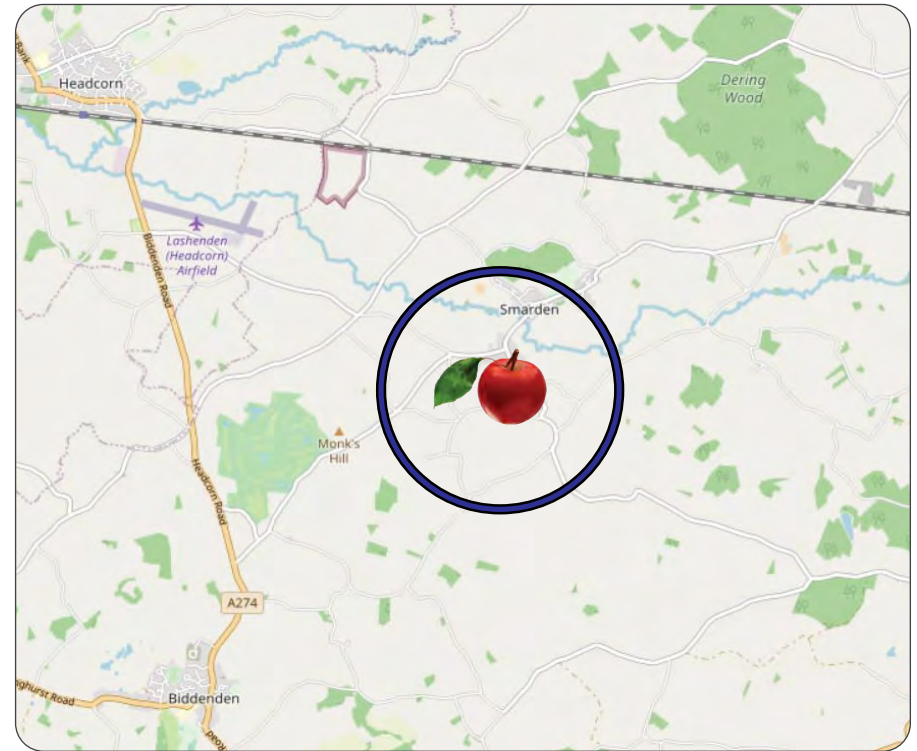
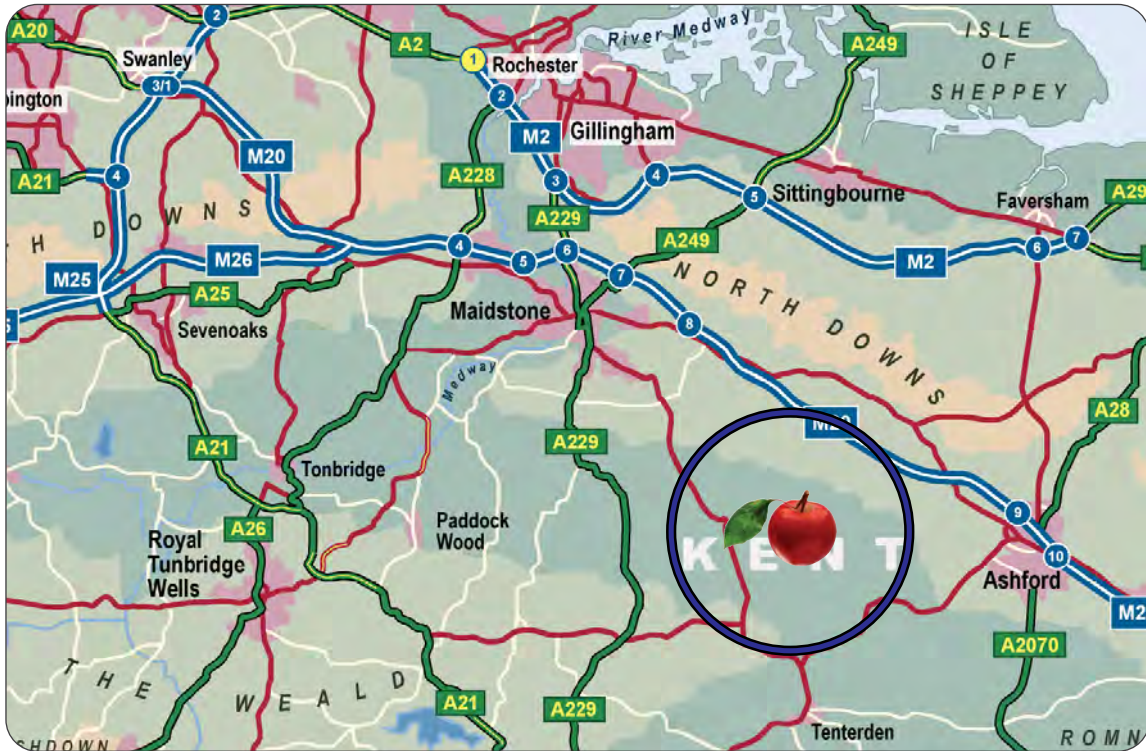
**5,815 sqft**












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