

EST  
1900

125

— YEARS OF —

**Lambert  
& Foster**



**UNIT 1, PULLENS FARM  
LAMBERHURST ROAD, HORSMONDEN, KENT TN12 8ED**

**TO LET: £8,500 PER ANNUM**

EST  
1900

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### LOCATION:

Located almost equidistant between the villages of Horsmonden (1.5 miles) and Lamberhurst (2 miles), Pullens Farm enjoys a quiet, rural location, but still benefits from good transport links being located only 1 mile from the A21.

The property is within easy reach of a number of local towns and villages:

- Paddock Wood (6.3 miles)
- Tunbridge Wells (8.6 miles)
- Cranbrook (8.9 miles)

### DESCRIPTION:

Unit 1 is a first-floor office/studio space located at Pullens Farm, in a former agricultural oast building. The property extends to 60.09 sqm (647 sqft), comprising an open plan space which could serve as either an office or studio, benefitting from ample natural light. An additional side room provides a kitchenette, and could provide either further office space, a meeting room or breakout space.

### TERMS:

**Use:** The property would suit use as an office or a studio

**Rental Deposit:** Equivalent to three month's rent

**Repairing:** The Tenant will be responsible for internal repairs and decoration

### GENERAL:

**Parking:** Allocated parking for 2 vehicles, with further parking available onsite.

**WC:** Available onsite

**Services:** Mains electricity and water

**Rateable Value:** £2,850

**EPC:** C

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



### VIEWING:

Strictly by appointment with the sole agent.

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### OFFICES LOCATED AT:

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#### HYTHE, KENT

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