



# 125

— YEARS OF —

**Lambert  
& Foster**



**UNIT 1, THE COPPICE**  
PETTERIDGE LANE, MATFIELD, TONBRIDGE, KENT, TN12 7LP

**TO LET: £9,000 PER ANNUM**



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& Foster**



## LOCATION:

The property is located in an attractive location on a former agricultural yard in rural countryside close to the villages of Matfield and Brenchley. These thriving villages have a selection of independent businesses including a butchers, cafes, a post office, pubs, car garages, and local services including a doctor's surgery, nursery and primary school.

The property is in the countryside but has good transport links, being approximately 1.3 miles from the A21, and within easy reach of Paddock Wood (3.5 miles), Lamberhurst (4.0 miles), and Tunbridge Wells (5.7 miles). Paddock Wood has a mainline railway station providing direct services to London Charing Cross in under 1 hour.

## DESCRIPTION:

The property has most recently been used as an office for a small business and extends to approximately 720 sqft in total. The property benefits from approximately 350 sqft of office space across two rooms, a meeting room, storage room, kitchen and a WC. The property is air conditioned, and the outgoing Tenant has reported broadband speeds of 46 to 48Mbps and Ofcom state speeds of up to 51Mbps. The property also includes a fenced garden area to the front of the property.

It would suit a number of commercial uses falling within Class E but would be most suitable as an office space.

## ACCOMMODATION:

Main Office Space: 7.3m x 3.6m (22.68 sqm; 244 sqft)  
Rear Office Space: 2.99m x 3.28m (9.81 sqm; 106 sqft)  
Meeting Room: 3.17m x 3.0m (9.51 sqm; 102 sqft)  
Storage Room: 2.99m x 2.05m (6.13 sqm; 66 sqft)  
Kitchen: 1.76m x 2.66m, (4.68 sqm; 50 sqft)  
WC: 1.46m x 2.76m, (4.03 sqm; 43 sqft)

## TERMS:

Available now  
Proposed 6-year term, with a break at 3 years  
Any use falling under class E(g)  
Full repairing and insuring  
Each party to pay their own legal costs.

## GENERAL:

**Services:** Mains electricity, water and drainage  
**Parking:** 5 allocated spaces plus shared visitor parking  
**Local Authority:** Tunbridge Wells Borough Council  
**Rateable Value:** £6,500  
**EPC:** B

## VIEWING:

Strictly by appointment – Dan Biddle - 01892 832 325  
[dan.biddle@lambertandfoster.co.uk](mailto:dan.biddle@lambertandfoster.co.uk)

**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.

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## OFFICES LOCATED AT:

### PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

### WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

### HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

### CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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