



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.

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

**CRANBROOK, KENT**  
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