



# CUDHAM TITHE BARN

BERRY'S HILL, CUDHAM  
KENT TN16 3AG

Prestigious refurbished office suite  
available with good parking  
in a delightful rural, yet accessible location

**1,841 sq ft (171.08 sq m)**





## CUDHAM TITHE BARNS

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### The Dutch Barn and The Tithe Barn

are former farm buildings which have been sympathetically converted into high quality office space.



**The Tithe Barn** (circa 14th Century) is of traditional oak framed construction with brick and weatherboard elevations beneath a pitched peg tile roof. The accommodation is set out over two floors with characterful oak beams throughout offering self contained Kitchenette/Staff Room plus Shower and Toilet facilities.



**The Dutch Barn** is of brick and metal clad elevations beneath a barrel metal roof. The accommodation is split into two wings on each floor, accessed via a central galleried entrance lobby/staircase providing WCs on each floor and shower facilities.





THE TITHE BARN GROUND FLOOR



THE TITHE BARN FIRST FLOOR



THE TITHE BARN GROUND FLOOR

## ACCOMMODATION

The office comprises the following approximate net internal areas:-

Suite	sq ft	sq m	parking spaces
The Bull Pen - Ground Floor			
The Dutch Barn		59.87	4
The Granary - First Floor			
The Dutch Barn	4	127.66	8
The Mill - Ground Floor			
The Dutch Barn	1,318	122.44	8
The Tithe Barn - Ground Floor	2,857	265.1	13
<b>The Tithe Barn - First Floor</b>	<b>1,841</b>	<b>171.08</b>	<b>13</b>

**LET**

## LOCATION

The properties are situated on the outskirts of the village of Cudham in the London Borough of Bromley. The farm is part of a conservation area with its own wildflower meadows and woodland which offer wonderful recreational facilities for staff.

Junction 4 of the M25 is little more than 10 minutes away, as is Orpington Station with very regular fast services to London.

## Key Benefits

- Fibre optic internet connection
- Climate control
- Data cabling
- Generous parking allocation with overspill provisions
- CCTV Security
- Small storage units also available



THE DUTCH BARN ENTRANCE HALL



THE DUTCH BARN - THE MILL (THE GRANARY similar)



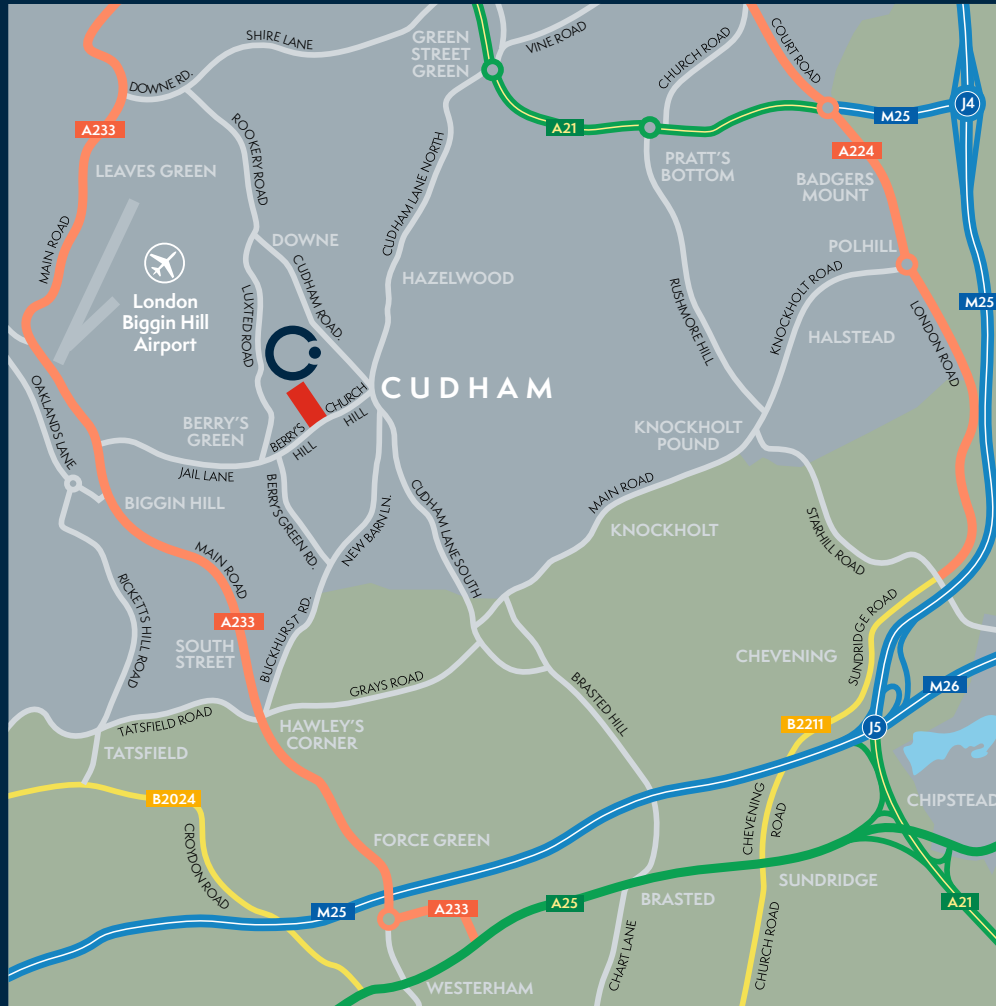
THE DUTCH BARN - THE BULL PEN





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TERMS: New lease direct from the landlord.

RENT: On application.

RATES: Further details available on request.

SERVICE CHARGE: There may be a service charge payable to cover the upkeep of the common parts.

LEGAL COSTS: Each party is to bear its own legal costs.

EPC: Energy Performance Asset Rating = C72 - D76.

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