



OFFICE PREMISES

TO LET



Key Benefits

- Part climate control
- Data cabling
- Fibre optic internet connection
- Kitchenette in each suite
- Separate male, female & disabled WCs
- Dedicated parking with overspill provisions
- Shower facilities

**PRESTIGIOUS REFURBISHED OFFICE SUITES WITH GOOD PARKING
IN A DELIGHTFUL RURAL ENVIRONMENT**

**BOTTOM BARN FARM, BERRY'S HILL,
CUDHAM, KENT TN16 3AG**

from 633 sq ft (58.82 sq m) to 7,276 sq ft (676.12 sq m)

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BOTTOM BARN FARM, BERRY'S HILL, CUDHAM, KENT TN16 3AG



Dutch Barn

LOCATION

The property is situated in a conservation area containing wild flower meadows on the outskirts of the village of Cudham, within the Greater London Borough of Bromley. Junction 4 of the M25 is a distance of 6 miles to the east, access to which is provided via Cudham Lane North and the A21.

DESCRIPTION

Dutch Barn and Tithe Barn are former farm outbuildings which have been sympathetically converted into high quality office space.

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.

Circa 14th Century, Tithe Barn is of traditional timber framed construction with brick and weatherboard elevations beneath a pitched peg tile roof. The accommodation is set out over two floors with characterful timber beams throughout. Each floor could be self-contained with separate kitchenette and WC / shower facilities. Two further self-contained single storey suites known as the Long Barn and Short Barn connect to the main building.

ACCOMMODATION

The office comprises the following approximate net internal areas:-

	FT	M ²
DUTCH BARN		
The Bull Pen (GF)	644	59.87
The Granary (1F)	1,374	127.66
TITHE BARN		
Ground Floor	2,059	191.31
First Floor	1,841	171.08
The Calf Pen	633	58.82
Long Barn	725	67.38
Total	7,276	676.12

TERMS

The property is available as a whole or on a suite by suite basis by way of a lease on terms to be agreed.

RENT

On application – please see quoting matrix.

RATES

Further details available on request.

SERVICE CHARGE

There may be a service charge payable if the building is sublet in part to cover the upkeep of the common parts.

LEGAL COSTS

Each party is to bear its own legal costs.

EPC

Energy Performance Asset Rating = D-76

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Chartered Surveyors