

**ATTRACTIVE OFFICE INVESTMENT**



## **Chequers Barn**

Bough Beech, Edenbridge, TN8 7PD

### **Attractive Multi-let Office Investment on half an acre**

**4,440 sq ft**  
(412.49 sq m)

- Modern purpose built offices
- Current income £65,143 pax
- Two storey providing 6 suites
- Set within 0.5 acres
- Ample parking
- Asset management opportunities

# Chequers Barn, Bough Beech, Edenbridge, TN8 7PD

## Description

Developed in 2007, Chequers Barn provides highly specified office suites within a sympathetically designed two storey building set in a delightful yet strategic semi-rural location. A total of 6 suites from 334 sq ft to 1,446 sq ft, are accessed off a central core with kitchen facilities and cloakrooms on ground and first floors. The building has a passenger lift and ample parking is provided to the front and in a large car park to the rear. The building is let to a mixture of local businesses.

## Location

Chequers Barn is set in the tranquil semi-rural hamlet of Bough Beech, approximately 4 miles east of Edenbridge, 7 miles south of Sevenoaks and a similar distance to the west of Tonbridge. Junction 5 of the M25 is only some 6 miles to the north.

## Accommodation

The property provides the following suites (tenancy schedule available on request):

Name	sq ft	sq m	Rent
Ground - Office 1 / 1A	1,446	134.34	£18,261 / annum
Ground - Office 2	1,010	93.83	£15,500 / annum
Ground - Office 3	425	39.48	£7,500 / annum
Ground - Kitchenette	75	6.97	-
1st - Suite 5	504	46.82	£10,000 / annum
1st - Meeting Room	177	16.44	-
1st - Office 6	394	36.60	£7,000 / annum
1st - Suite 6A	334	31.03	£6,882 / annum
1st - Kitchenette	75	6.97	-
<b>Total</b>	<b>4,440</b>	<b>412.48</b>	

## Specification

- Bright creative spaces
- Impressive vaulted ceilings to 1st floor suites
- Centrally heated (communal boiler)
- Air conditioning to 3 suites (tenant installed)
- Shared meeting room & kitchen facilities
- Passenger lift
- Double glazed
- Large car park

## Terms

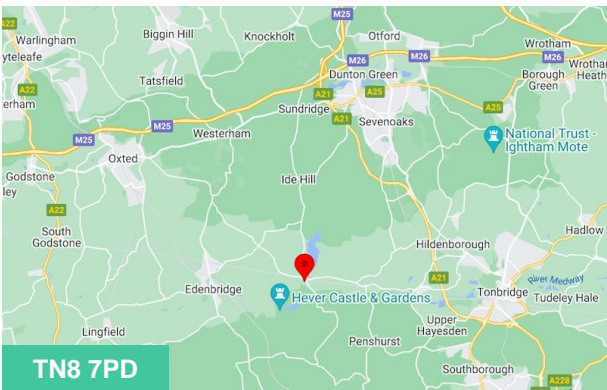
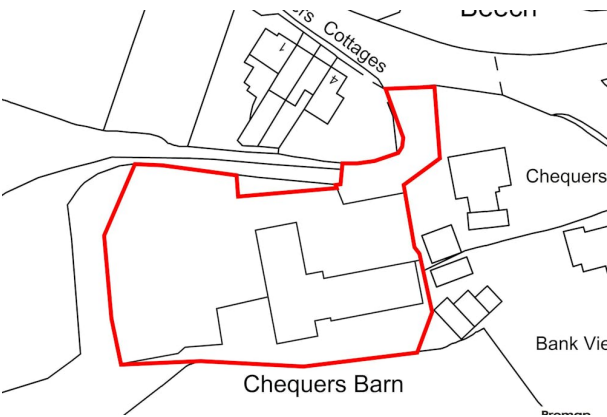
Offers in the region of £875,000 are sought for the freehold interest in the property, subject to contract and exclusive of VAT.  
A sale at this price represents a capital value of £197 per sq ft (NIA).

## Legal Costs

Each party to pay their own.

## Tenancies

The property is currently let to 5 companies with a 6th business due to complete a new lease within the next few weeks. Once this letting has completed, the total rental income will be £65,143 pa exclusive. Each tenant pays a service charge in respect of the common costs, services and the maintenance of the property. A tenancy schedule is available on request.



## Summary

Available Size	4,440 sq ft
Price	Offers in the region of £875,000
Business Rates	Each suite has been separately assessed for business rates. Further details on request
Service Charge	Please contact us for further information.
VAT	Applicable. The sale is likely to be treated as a Transfer of a Going Concern.
EPC Rating	B (40)

## Viewing & Further Information

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Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 13/04/2025