

# Unit 11, Tovil Green Business Park

Burial Ground Lane, Tovil, Maidstone, Kent, ME15 6TA



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



**Industrial / Warehouse Available 2,488 Sq Ft**

# Unit 11, Tovil Green Business Park

Burial Ground Lane, Tovil, Maidstone, Kent, ME15 6TA



- £25,000 pa
- End of Terrace Industrial Unit with Mezzanine Storage/Office Space
- Side Yard
- Close to Maidstone Town Centre

## Location

The property is located on Tovil Green Business Park, which is situated on Burial Ground Lane in Tovil, which is just off the B2010 which connects Maidstone & East Farleigh. The property is on the outskirts of Maidstone Town Centre, with good access to the Weald.

## Accommodation

The property comprises an end of terrace steel portal frame industrial unit with mezzanine storage/office space and WC. The property benefits from a good sized yard to the side of the building.

Area	Sq M	Sq Ft
Ground Floor GIA	158.45	1,706
Mezzanine GIA	72.7	783
<b>Total</b>	<b>2,488</b>	<b>231.14</b>

## Terms

To take a new lease by negotiation.

## Rent

£25,000 per annum

## Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

RV £14,500 @ 49.9p in the £

Rates payable £7,235.50 for the year 2023/24

## Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

## EPC

D (80)

## Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## Legal Costs

Each side to bear their own legal and professional costs

## Viewings

Strictly by prior appointment through the Surveyors. Please contact Matt Sadler e: matt.sadler@sibleypares.co.uk or Thomas Langston e: thomas.langston@sibleypares.co.uk



**Matthew Sadler**

matt.sadler@sibleypares.co.uk



**Thomas Langston**

thomas.langston@sibleypares.co.uk

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.