

Unit 7A Lodge Road  
Staplehurst, Tonbridge, Kent, TN12 0QY



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Secure Gated Estate
- Good Size Forecourt and parking
- Rent £29,500 per annum
- Mezzanine office space

**Industrial / Warehouse / Office**

**TO LET**

**3,839 Sq Ft (356.61 Sq M)**

## Unit 7A Lodge Road, Staplehurst, Tonbridge, Kent, TN12 0QY

### Location

Conveniently situated just off the A229 Maidstone to Hastings Road close to the Staplehurst mainline railway station serving London and Ashford International. With all the usual services and amenities and within walking distance of the village of Staplehurst.

What3Words Location:-

<https://w3w.co/smelter.owners.clincher>

### Description

TO LET - End of Terrace Industrial Unit with First Floor Offices Class E, B2, B8 used situated on a secure gated site adjacent to Staplehurst Station.

### Accommodation

The property is of steel portal frame with brick and clad elevations. Internally there is a main reception block with first floor offices over approximately 50% of the floor area. Being an end of terrace, there are ground and first floor windows to the end elevation allowing plenty of natural light into the building. The ground floor is currently configured as approximately half warehouse space and half offices/laboratory rooms but could be reconfigured to suit. The offices have suspended ceiling with LED lighting and perimeter trunking. The property benefits from 3 phase electricity and high bay warehouse lighting.

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor	2,282	212.04
First Floor Offices	1,556	144.57
<b>Total</b>	<b>3,839</b>	<b>356.61</b>

There is ample external parking/yard area. The property benefits from 3 phase electricity.

### Use Class

E (Commercial Business & Finance)

### Terms

The premises are immediately available by way of a new full repairing and insuring lease, to be excluded from the Landlord & Tenant Act, for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

### Rent

**£29,500 per annum**

### Business Rates

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

E (Commercial Business & Finance) and Premises: £RV £16,250 @ 49.9p in the £

Rates payable £8,108.75 for the year 2024/25

Applicants should make their own enquiries to the local borough council as to any business rates relief.

### Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. The current charge is approximately £400 per quarter. Full details are available on request.

### EPC

Rating (C) - 51

### Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT), which will be charged at the prevailing rate.

### Legal Costs

Each side to bear its own legal and professional costs

### Viewings

Strictly by prior appointment through the Surveyors. Please contact



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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.