

Yard @ Allsands House

New Hythe Lane, Larkfield, Aylesford, Kent, ME20 6FF



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Circa 0.76 Acre Secure Open Site
- Power Available
- Water & Drainage Available
- 2 Gated Entrances

Yard

TO LET - 0.76 Acres

33,245 Sq Ft (3,088.46 Sq M)

Yard @ Allsands House

New Hythe Lane, Larkfield, Aylesford, Kent, ME20 6FF

Location

The yard is located on New Hythe Lane, Larkfield in the centre of the Larkfield Trading Estate which has a variety of industrial, trade counter and office occupiers. The yard is very well situated for access locally but with excellent connections to the Motorways being 1.7 miles from J4 of the M20 and 7 miles from J2 of the M2.

what3words location:-

<https://w3w.co/horseshoe.beats.recital>

Description

0.76 Acre Secure Yard TO LET

Excellent access for the motorway network, very well situated for access locally but with excellent connections to the Motorways being 1.7 miles from J4 of the M20 and 7 miles from J2 of the M2.

Accommodation

The property comprises an oval shape, secure and hard surfaced open plan yard area with two gated access points.

The total Gross Internal Area as approximately as follows:

Area	Sq Ft	Sq M
Yard	33,250	3,088.92

Level, surfaced area with secure fencing and 2 entrances

Water, power and drainage are available

Use Class

We understand the yard has use for a builders merchant or yard.

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

Short-term / flexible lease terms may be considered.

Rent

£95,000 per annum, exclusive

Business Rates

To be re-assessed

EPC

Not required

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.

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 themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors. Please contact the agents on **01622 673086**



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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.