

UNIT 7H LODGE ROAD,
STAPLEHURST, TONBRIDGE, KENT,
TN12 0QY



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

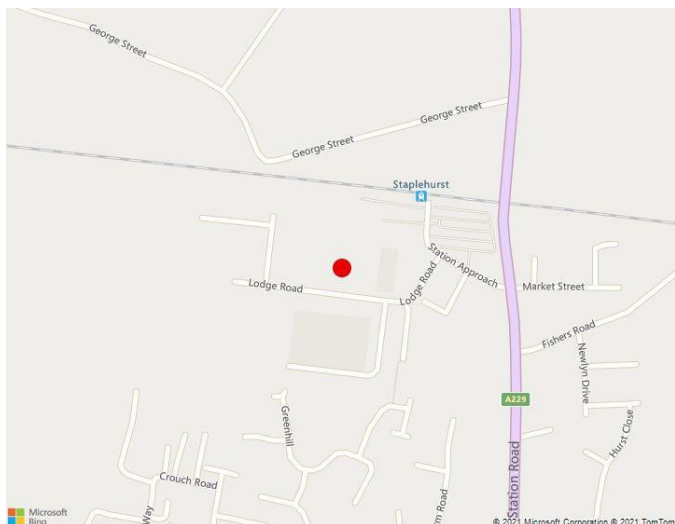


B1, B2, B8 INDUSTRIAL WAREHOUSE

- Secure Gated Estate
- Good Size Forecourt and parking
- Rent £15,000 pa
- Mezzanine storage and office
- Available from 28th September 2024

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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EPC

E (110)

Rateable Value

RV £8,800 @ 49.9p in the £

Rates payable £4,391.20 for the year 2024/2025
(May be eligible for small business rates relief)

Rent/Price

£15,000 per annum

Terms

To take a new lease by negotiation, available from 28th September 2024

Legal Costs

Each side to bear its own legal and professional costs

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

Viewing



Matthew Sadler

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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.

Drive Times	Miles	Mins
Maidstone	8.4	20
Ashford	22	35
Tonbridge	18	35

Description

B2 B1 B8 Unit

Accommodation

The property comprises a mid-terraced modern steel frame industrial unit with electric roller shutter, mezzanine office and storage space, WC & kitchen point.

Area		
Warehouse	1,173	108.98
Mezzanine Office/Storage	962	89.38
Total GIA	2,135	198.35

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NOTE: Rental, prices or any other charges are inclusive 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.