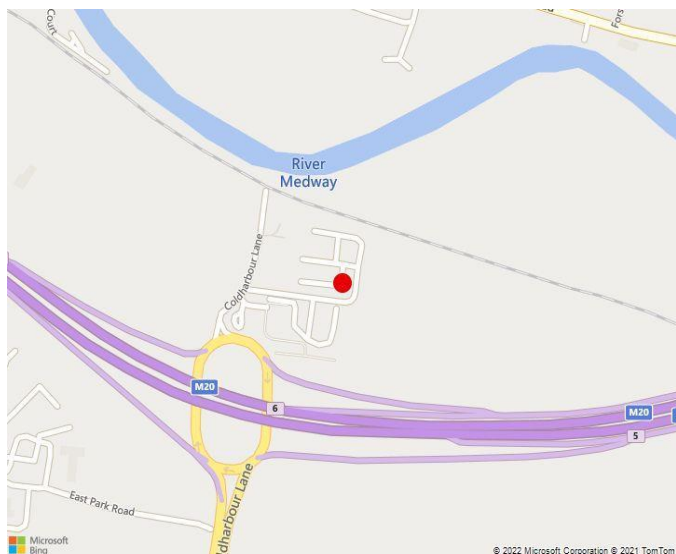




FIRST FLOOR OFFICES TO LET

- Refurbished Offices To Let
- 6/7 car parking spaces
- Situated on J5 of the M20
- Well fitted offices
- £22,750 per annum

THE OLD OAST, COLDHARBOUR LANE, AYLESFORD, KENT, ME20 7NS



Location

The property is located on J5 of the M20 motorway providing excellent access to the motorway network. Quarry Wood Aylesford is 1 mile away which offers retail and industrial occupiers including Sainsburys, Homebase, M&S Food, Halfords and Nandos.

Description

To Let - Two refurbished offices in accessible location with parking.

Accommodation

The property is a converted Oast providing refurbished, well fitted office accommodation. The first floor offices have been finished to a high quality with separate offices plus separate kitchen and WC with shower room.

Area	Sq ft	Sq m
Office 1	846	80.27
Office 2	272	25.28
Total:	1,138	105.72

EPC

Rating (D) 86

Rent/Price

£22,750 per annum

Service charge applicable for maintenance of common parts. Estimated charges are currently £1,700 per quarter. Please enquire for more information.

Rateable Value

First floor left hand side:

RV £4,125 @ 49.9p in the £

Rates payable £2,058 for the year 2021/22

First floor right hand side:

RV £11,458 @ 49.9p in the £

Rates payable £5,717 for the year 2021/22

(May be eligible for small business rates relief, please enquire with local borough council for further information).

Terms

To take a new FRI lease by negotiation, subject to 3 yearly upward only rent reviews to market rent

Legal Costs

Each side to bear its own legal and professional costs

VAT

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

Viewing

Strictly by prior appointment through the surveyors.



Matthew Sadler

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SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

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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.