



# 125

— YEARS OF —

**Lambert  
& Foster**



LIGHT INDUSTRIAL/STORAGE UNIT WITH OFFICE  
MANOR FARM | LADDINGFORD | KENT | ME18 6BX  
TO LET £28,000 PER ANNUM



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& Foster**

## LOCATION

Manor Farm is located on the edge of the village of Laddingford, a rural but accessible location, less than 2 miles from the A228, connecting the property to the A21 to the south and the M20 to the north.

## DESCRIPTION

Units 4 and 5 are to be let together and form part of a farm building that was converted to a high specification in 2021. The unit is one of a range of buildings at Manor Farm now let for commercial purposes. It offers a flexible workshop or storage use in the main part of the building, with an adjoining office with mezzanine floor above. In all the building extends to approximately 2,780 sq ft.

Accommodation comprises:

- Workshop/Storage with roller shutter entrance and concrete floor – **1,730 sq ft**
- Office with entrance lobby from separate pedestrian door and WC – **430 sq ft**
- Mezzanine floor above office – **620 sq ft** (load bearing floor that may be loaded from the ground floor by a forklift).

Access to the site is controlled by an automated security gate.

## GENERAL

**Use:** Storage/ Workshop/ Office

**Access:** Access from the highway via a hard standing roadway, suitable for large vehicles

**Security:** Site wide 24hr CCTV controlled by the Landlord

**Parking:** There is a loading/parking area outside of the property and with a large parking area shared with other commercial tenants available elsewhere on site.

**Services:** Mains electricity (3 phase) separately metered, mains water included in service charge

**Internet:** fibre internet connection available to the site

**Local authority:** Maidstone Borough Council

**Business Rates:** Units 4/5 are not rated

**EPC:** C

## TERMS

Available for occupation from 1<sup>st</sup> April 2025 on lease terms to be agreed

**Security Deposit:** Equivalent to three month's rent

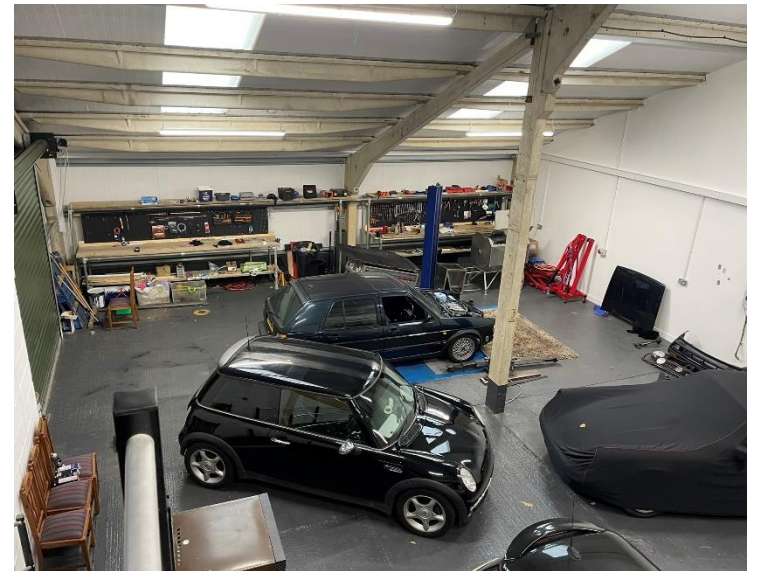
**Repairing:** The property is offered on an internal repairing basis

**Legal Costs:** Each party to pay their own legal costs

## VIEWING

Strictly by appointment: Paddock Wood Office 01892 832 325

jon.booth@lambertandfoster.co.uk



**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.