



THE STUDIO, COLDBLOW FARM
COLDBLOW LANE, THURNHAM, MAIDSTONE, KENT, ME14 3LR

TO LET: £16,000 PER ANNUM



**Lambert
& Foster**

AVAILABLE NOW

LOCATION:

The property is located within an equestrian yard near the village of Thurnham, and some 2.1 miles from Bearsted, 5.4 miles from Maidstone and 13.9 miles from Sittingbourne. The village of Bearsted serves the surrounding rural communities providing a range of local, independent retailers. The village also benefits from a mainline station with frequent services to London.

DESCRIPTION:

This first floor property comprises an open plan office space with large kitchen area 77.73 sqm (837 sqft) and two private meeting rooms extending to approximately 20.16 sqm (217 sqft) and 14.42 sqm (155 sqft) respectively, storeroom, and private WC with shower room.

PARKING: 4-6 parking spaces provided, with more by arrangement

USE: Any use in Class E considered. The property is situated on an active equestrian yard and proposed uses should be considerate of this.

TERM: 3-year term, internal only repairing

VIEWING: Strictly by appointment with the sole agent. Dan Biddle / 01892 832 325 / dan.biddle@lambertandfoster.co.uk

PARTICULARS, PLANS AND SCHEDULES: The particulars and areas stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all lessors and lessees. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a letting to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of lessors/lessees.

GENERAL:

Services: Mains electricity, water and drainage, oil central heating.

Rateable Value: £10,750 - Maidstone Borough Council

EPC: Band D

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



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
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