

UNIT 1, LARKSTORE PARK, LODGE ROAD, STAPLEHURST, TONBRIDGE, KENT TN12 0QY



TO LET – MODERN INDUSTRIAL / WAREHOUSE UNIT

KEY FEATURES

- PROMENANT LOCATION CLOSE TO ROAD
- MODERN STEEL PORTAL FRAME INDUSTRIAL/ WAREHOUSE UNIT
- APPROX. 1,904 SQ FT (177 SQ M) GIA
- FULL HEIGHT ELECTRIC ROLLER SHUTTER DOOR
- 3-PHASE POWER & GAS SUPPLY
- FIRST-FLOOR OFFICE / MEZZANINE ACCOMMODATION
- 6M EAVES HEIGHT (APPROX.)
- DEDICATED PARKING AND LOADING APRON
- SECURE, WELL-MANAGED ESTATE

£25,000 PA

EXCLUSIVE OF VAT &
OUTGOINGS

ENQUIRIES :
+44 1227770587
vanessa@azurepc.co.uk

Location

The subject premises are situated on Larkstore Park, a well-established and secure business estate on Lodge Road, Staplehurst. The estate lies within walking distance of Staplehurst mainline railway station, which provides regular services to London Charing Cross, Cannon Street, and Ashford International.

Staplehurst is located on the A229, approximately 8 miles south of Maidstone, providing direct access to the M20 (Junction 6/7) and onwards to the M25 and national motorway network. Local amenities are available within Staplehurst village, with additional retail and services in nearby Maidstone and Tunbridge Wells.

Description

The property comprises a modern end-terrace industrial/warehouse unit of steel portal frame construction with part brick/blockwork elevations beneath a pitched roof. The accommodation is arranged over a ground floor warehouse with an integrated first-floor office/mezzanine.

The unit benefits from:

- Electric roller shutter loading door (approx. 4m high)
- Eaves height approx. 6m
- 3-phase electricity and mains gas supply
- First-floor office space with natural light
- Dedicated parking and loading apron
- WC facilities
- Secure, well-managed estate environment
- Ground Floor Warehouse: 1,004 sq ft (93.3 sq m)
- First Floor Office / Mezzanine: 900 sq ft (83.6 sq m)
- Total: 1,904 sq ft (177 sq m)

Lease

To let on a new full repairing and insuring lease, for a term of years to be agreed.

Rental

£25,000 per annum exclusive of VAT, business rates, service charge, and insurance.

Rent payable quarterly in advance.

A rent deposit and satisfactory references will be required.

Use Suitable for Class E(g)(iii) (industrial processes), B2 (general industrial), and B8 (storage & distribution) uses, subject to planning. Alternative uses may be considered.

EPC

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Legal Costs

Each party to bear their own legal costs in connection with the transaction.

Business Rates

The property has a Rateable Value of £10,750.

Local Authority

Maidstone Borough Council.

Viewings & Contact

All enquiries and viewings strictly by appointment:

Vanessa Mokwena

Azure Property Consultants Ltd

Bradstowe House, 35 Middle Wall, Whitstable, Kent, CT5 1BJ

Tel: +44 (0)1227 770587

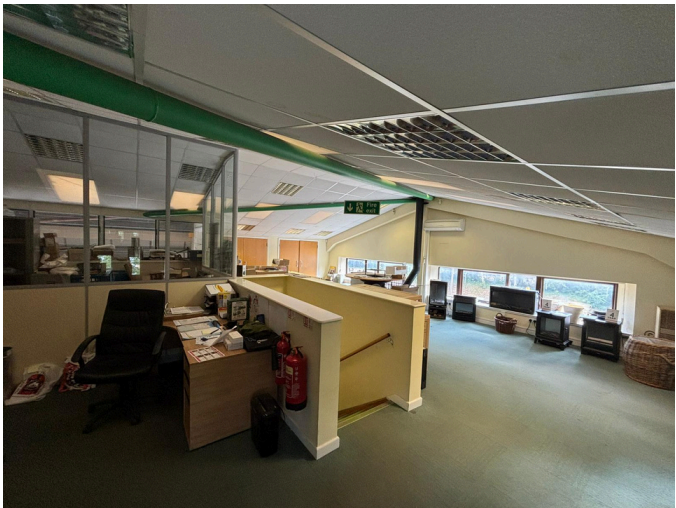
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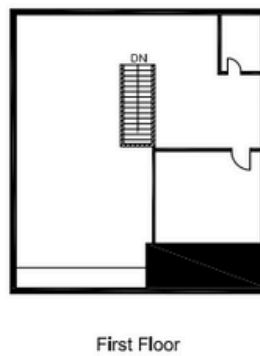
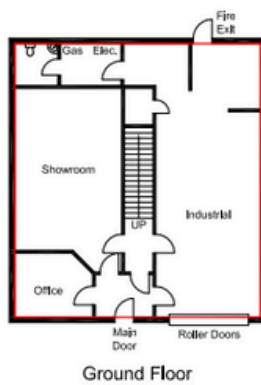
Mobile: +44 (0)7780 398553

Email: vanessa@azurepc.co.uk

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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LOCATION PLAN
SCALE: 1:1500