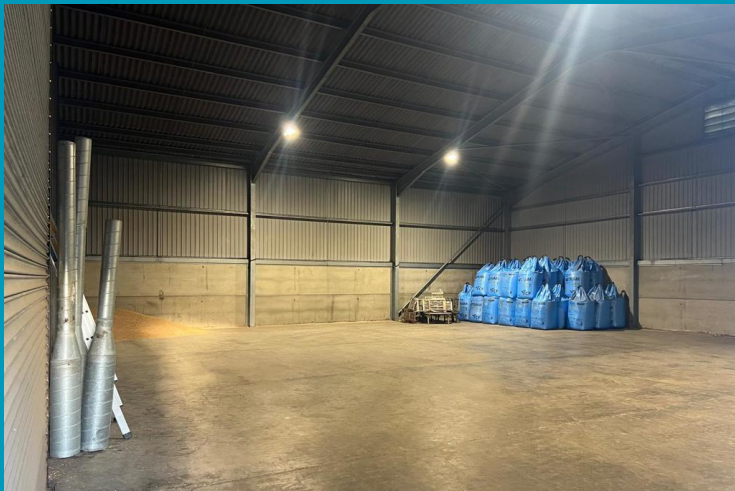


# TO LET

1 Waterditch Barn  
Waterditch Lane  
Maidstone  
ME17 2DY



## WATERDITCH BARN TO LET

- Approx. 18m x 18m clear open-plan footprint
- Full height roller shutter door (6m height) suitable for vans and small HGVs
- Solid concrete flooring throughout
- Yard area for circulation and parking
- Three-phase power



## 1 WATERDITCH BARN, WATERDITCH LANE, LENHAM, MAIDSTONE, KENT, ME17 2DY

A well-presented detached warehouse unit situated within a secure rural business setting. The unit offers excellent internal clearance and a large 6m high roller shutter door providing straightforward loading access. The surrounding yard provides ample space for parking and vehicle manoeuvring. No Water Supply.

### Location

The property is positioned on Waterditch Lane in a pleasant rural location close to Lenham, within the heart of the North Kent countryside. Despite the tranquil surroundings, the unit is well-placed for regional distribution, offering fast access to the A20, which links directly to Junction 8 of the M20 - providing convenient routes to Maidstone, Ashford and the wider South East.

Lenham village is located a short distance away and offers a range of amenities along with mainline railway services to London and Ashford International. The surrounding area is home to a mix of agricultural, storage and rural commercial tenants, creating a practical and established business community.

### Accommodation

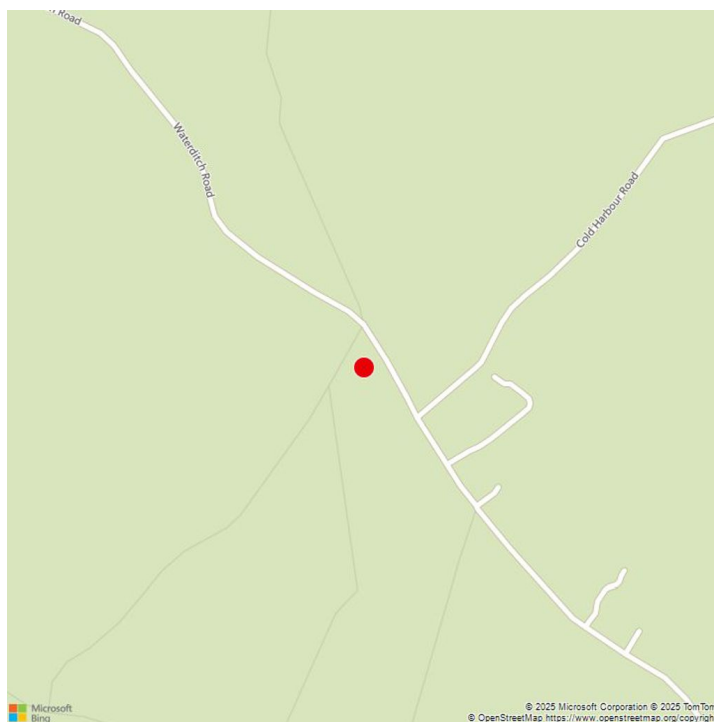
	Sq Ft	Sq M
Barn Floor area	3,487	323.94
<b>TOTAL</b>	<b>0</b>	<b>0</b>

### Planning Information

The property has an agricultural rating, so no business rates are currently payable. If the use changes, planning consent will be required and the property will need to be assessed for business rates.

### Tenure & Terms

New short-term lease available  
Flexible terms to be agreed  
Asking rent £28,000 p.a.



### Additional Information

#### Rent

£28,000 Per Annum

#### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd  
For further information please contact:

**Vanessa Mokwena**  
01227770587  
vanessa@azurepc.co.uk