

Unit 4, Stonestile Business Park

Stonestile Road, Headcorn, Ashford, Kent, TN27 9PG



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Large Forecourt plus additional parking
- Approx. 4,640 sq ft (incl. industrial mezz)
- Suitable for a variety of uses (stp)
- Class E (formally B1), B2 & B8 use

Industrial / Warehouse Unit TO LET

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Location

Located on Stonestile Road just off the A274, approximately 1km before the village of Headcorn from Maidstone direction.

Headcorn mainline railway station serves London Charing Cross and Ashford International railway station and has all the usual shops and amenities expected of a rural village.

Headcorn is located 9 miles from Maidstone Town Centre and 14.3 miles from Ashford Town Centre where the M20 and links to the M25 can be accessed.

Accommodation

The unit comprises an industrial / warehouse unit of steel portal frame construction with steel cladding, benefitting from an up and over roller shutter and large forecourt. The unit has a minimum eaves height of approx. 5m. There is an industrial steel mezzanine extending 1,120 sq ft with a loading capacity of 200 kg/m². The second mezzanine provides newly refurbished office space across ground and first floor.

The unit also benefits from a further 8 car parking spaces in addition to the large forecourt.

The unit is suitable for a variety of different uses (subject to necessary consents) and benefits from **Class E (formally B1), B2 and B8 use.**

NOTE: Rental prices or any other charges are exclusive 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.

Floor Areas

The unit extends to the following measurements based on GIA.

Area	Sq Ft	Sq M
Ground Floor	3,040	282.44
Industrial Mezzanine	1,120	104.00
Office Mezzanine	480	44.59
Total	4,640	431.07

Terms

To take a new lease by negotiation.

Rent

£38,000 Per Annum Exclusive

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

RV £14,750 @ 49.9p in the £

Rates payable £7,360.25 for the year 2025/26

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

Subject to contact

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

EPC

Awaiting

Viewings

Strictly by prior appointment through the Surveyors.



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