

**UNIT A, ASHTREE FARM
KENTFIELD ESTATE, TESTON ROAD, KINGS HILL,
OFFHAM, KENT, ME19 5RL**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



INDUSTRIAL UNIT / WAREHOUSE TO LET

UNIT A, ASHTREE FARM

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- Attractive rural setting
- Convenient access to M20 and M26 motorways
- 3 Phase Power
- 2,457 – 7,905 sq ft (subdivision possible)
- Three recently refurbished offices
- Ample parking

Location

The property is situated at Ashtree Farm which forms part of the Kentfield Estate, located to the north west of Kings Hill.

The site is within 2 miles of the A228 serving the M20 motorway at Junction 4, and 1 mile from the A20 which joins the M6 motorway at Junction 2a.

The property also benefits from being in close proximity to the centre of Kings Hill, providing a range of amenities.

Description

Industrial Unit/Warehouse To Let within attractive Kentish estate.

The site benefits from automatic gate system and CCTV.

Accommodation

The premises comprises industrial / warehouse accommodation of concrete frame construction with steel cladding. It also benefits from a part blockwork mezzanine providing office space.

The unit has the following specification:

- 6.2m minimum eaves height
- Two full-height steel roller shutter doors
- Ample parking within 8,885 sq ft forecourt
- Recently refurbished offices
- WC

The unit can be let as one, or has the ability to be subdivided to the following floor areas based on GIA:

Area	Sq Ft	Sq M
LHS Ground Floor	4,634	430.55
Mezzanine	813	75.55
RHS Ground Floor	2,457	228.26
Total	7,905	734.36

Terms

To take a new full repairing and insuring lease by negotiation.

Rent

RHS only	2,457 sq ft	£35,000 pax
LHS only	5,447 sq ft	£76,250 pax
COMBINED	7,905 sq ft	£98,000 pax

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Business Rates

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

RV £37,750 @ 49.9p in the £ for the year 2025/26.

EPC

Rating B (47)

Service Charge

There is a service charge payable for the upkeep to the estate road and common parts.

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Legal Costs

Each side to bear its own legal and professional costs.

Viewings

Strictly by prior appointment through the Surveyors:



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Thomas Langston

thomas.langston@sibleypares.co.uk

01622 673086



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Subject to contract

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.

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