

**UNIT 8, BROOK HOUSE, NEW HYTHE
LANE, LARKFIELD, AYLESFORD, KENT**

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

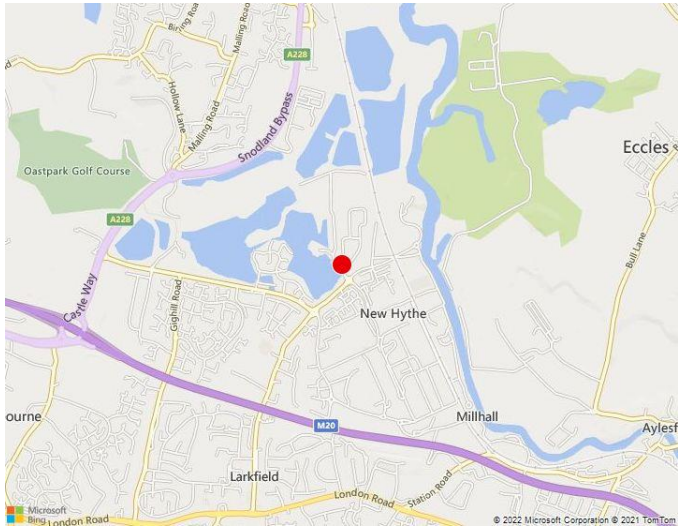


INDUSTRIAL UNIT WITH B1/B8 USE

- £15,000 Per Annum Exclusive
- 2 allocated parking spaces plus forecourt with additional visitor spaces on site
- Ideal location for J4 of the M20
- E/B8 Use
- Suitable for a variety of business uses.

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UNIT 8, BROOK HOUSE, NEW HYTHE LANE, LARKFIELD, AYLESFORD, KENT, ME20 6GN



Location

Larkfield Trading Estate is located within 5 minutes of Junction 4 of the M20 Motorway. It is about 2.4 miles southeast of West Malling, 5.5 miles northwest of Maidstone, and 11.4 miles SSW of Rochester. Larkfield is on the main A20 road. There is a railway station at East Malling (services to Maidstone, Ashford & London) and another nearby at New Hythe (Larkfield) (with services to Maidstone, Paddock Wood and the Medway towns).

Description

Industrial Business Unit To let in accessible location, with on site parking.

E & B8 Use

Accommodation

The property comprises an industrial unit benefitting from a WC & Kitchenette:

2 car parking spaces plus shared overflow car park.

Area	Sq ft	Sq m
Total NIA	1,029	95.61

EPC

Rating E (122)

Rateable Value

RV £8,900 @ 49.9p in the £

Rates payable £4,441 for the year 2022/23

(May be applicable for small business rates relief, please enquire with the local borough council).

NOTE: Rental, prices or any other charges are inclusive 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.

Rent/Price

£15,000 Per Annum Exclusive of VAT

Terms

To take a new FRI lease by negotiation, subject to 3 yearly upward only rent reviews. Tenant to be responsible for internal repair and decoration. Service charge to cover the maintenance and repair of the structure of the building and maintenance of the common areas. Please enquire for further information.

Legal Costs

Each side to bear its own legal and professional costs

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

Viewing

Strictly by prior appointment through the surveyors:



Thomas Langston

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Mr Alex Stanford

alex.stanford@sibleypares.co.uk



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