

First Floor, Unit 1 The Old Brewery

Buckland Road, Maidstone, Kent, ME16 0DZ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



First Floor Commercial Unit TO LET

First Floor, Unit 1 The Old Brewery

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Key Features

- Self Contained First Floor Commercial Unit
- "E" Planning Use Class
- Popular Mixed Use Estate
- Potential for whole building to be Let.
- Suitable for alternative uses, subject to necessary consents
- £28,000 per annum

Description

FIRST FLOOR COMMERCIAL PREMISES TO LET.

The Old Brewery is a mixed use, trade counter, light industrial and office complex situated on the edge of Maidstone Town Centre. The property most recently traded as Maidstone Plumbing Centre which has closed due to relocation and forms a two storey trade counter unit of brick elevations under pitched tiled roof with the trade counter and stores on the ground floor with further commercial space on the first floor.

The property is located on the A20 London Road/Rocky Hill and Buckland Road giving excellent road frontage and visibility to all traffic heading into Maidstone from the West side of town.



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Accommodation

The property forms a first floor commercial unit suitable for a variety of business uses. The property benefits from shared ladies and gents WC's.

The property can also be let as a whole which would increase the gross internal area to 3,880 sq ft (360.45 sq m).

The property has been measured on a Gross Internal Area (GIA) basis as follows:

| Area | Sq Ft | Sq M |
|---------|-------|--------|
| Offices | 1,907 | 177.16 |

Externally there are 2 allocated parking spaces plus shared visitor spaces.

- Fibre Broadband Available
- 3 Phase Power
- Mains Drainage

Rateable Value

To be reassessed following split.

Rent

£28,000 per annum exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

Service Charge

Service charge to cover maintenance and upkeep of common areas.

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.

EPC

Rating (C) 71

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located on the A20 London Road/Rocky Hill and Buckland Road giving excellent road frontage and visibility to all traffic heading into Maidstone from the West side of town. The location gives the site has excellent access to Maidstone Town Centre and J6 of the M20 Motorway and wider motorway network. It is also directly opposite Maidstone West Train Station which has direct services to London and Tonbridge.

What3Words Location:- <https://w3w.co/lions.gates.bravo>

| Drive Time | Miles | Mins |
|-----------------------------|-------|------|
| Canterbury | 31.8 | 35 |
| Ashford | 22.0 | 24 |
| M25 J1a (Dartford Crossing) | 23.5 | 24 |

For all Viewings and Enquiries contact:



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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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