



TWO STOREY OFFICE/STORAGE PREMISES WITH PARKING

1,900 Sq Ft (176.51 Sq M)

TO LET

**PROSPECT HOUSE, NORTHDOWN BUSINESS PARK,
ASHFORD ROAD, LENHAM, KENT ME17 2DL**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

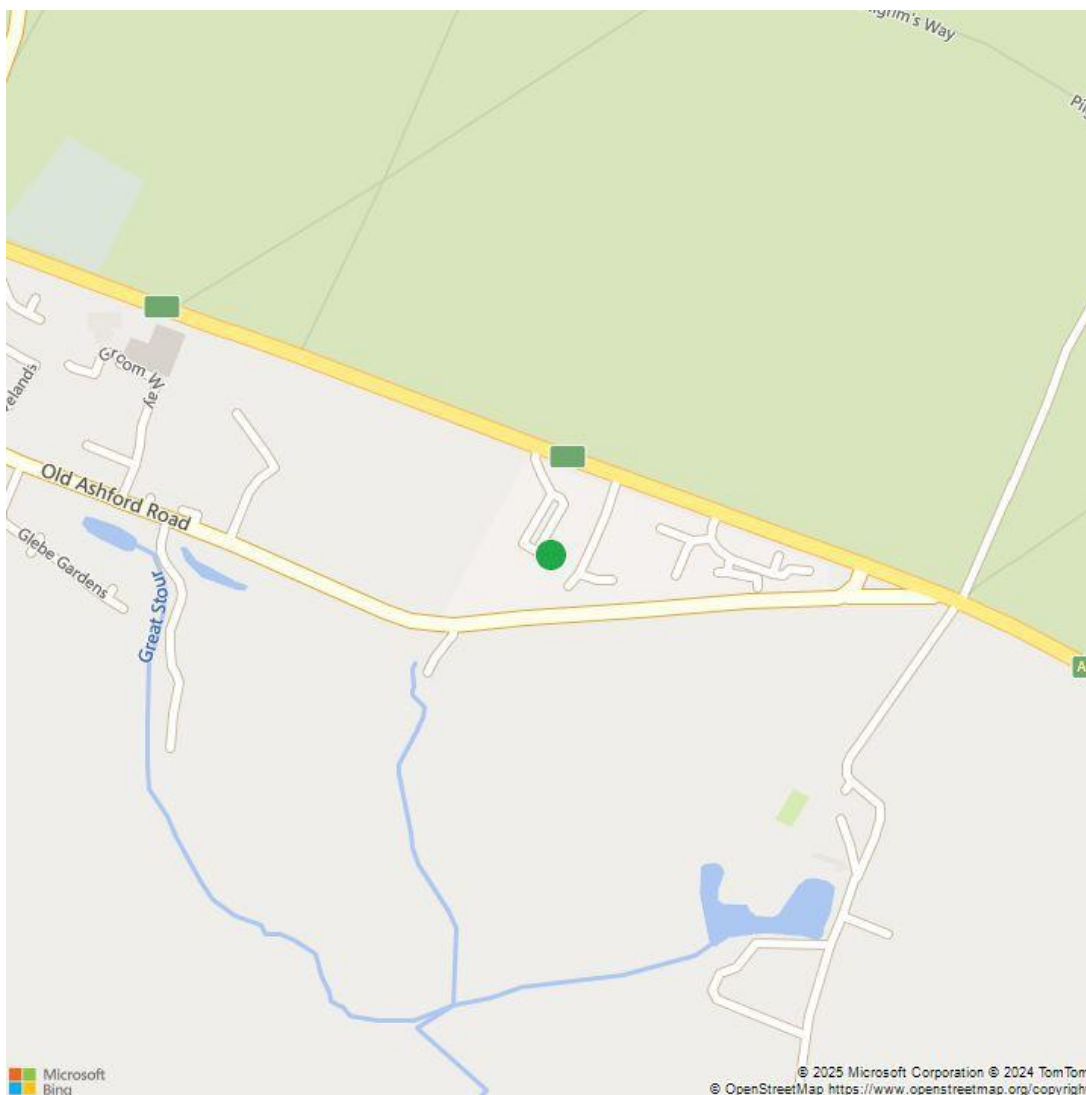


LOCATION:

The Property is situated within Northdown Business Park on the south side of the A20 Ashford Road, and just half a mile east of Lenham Village. Lenham benefits from a variety of local amenities as well as direct routes to the Maidstone Town Centre via Ashford Road.

The Property is located approximately 10 minutes from J8 of the M20 motorway which leads to the M25 motorway as well as the port of Dover and Ashford International railway station.

Lenham is the closest railway station which is accessible within one mile to the south west. Lenham provides Southeastern service to London Victoria with an approximate journey time of 1 hour and 22 minutes.



DESCRIPTION:

The property comprises a two storey, detached brick built building fronting Northdown Close, together with a car parking area at the front. The majority of the accommodation provides offices on both ground and first floors, with a store/loading area on the ground floor.

The property dates from approximately the 1990's and is of cavity brickwork construction, with internal brick/block walls, arranged under a slate tiled hipped roof. There is a timber framed personnel door with a roller shutter which leads to a reception area. Male and female sanitary facilities are located on the ground floor, while the first floor includes a fitted kitchen. Additionally, the ground includes a partitioned store/loading area to the front, complete with a sectional overhead loading door.

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ACCOMMODATION:

All areas are approximate and net internal:

Ground Floor: 962 sq ft (89.37 sq m)
Including store, meeting room, staff area and reception.

First Floor: 938 sq ft (87.18 sq m)
Including offices and kitchen

The property includes an asphalt forecourt/front yard providing a loading and parking area.

TERMS:

The property is available to let on a new lease for a term to be agreed.

The sale of the freehold interest may also be considered.

RENT:

£29,500 per annum exclusive.

Sale price on application.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Offices and premises
Rateable Value (2026): £18,000
UBR in £ (2026): 43.2p

Potential applicants are advised to check with the Local Rating Authority, Maidstone Borough Council, for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is Band D (92) and is valid until 20th March 2027.

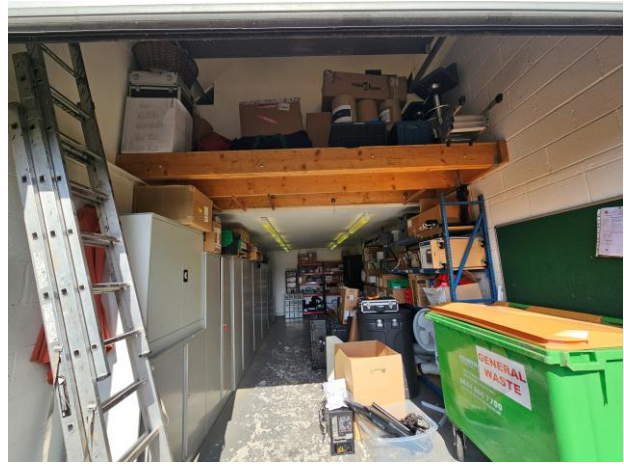
Certificate Number: 9762-3007-0037-0200-8005.

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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