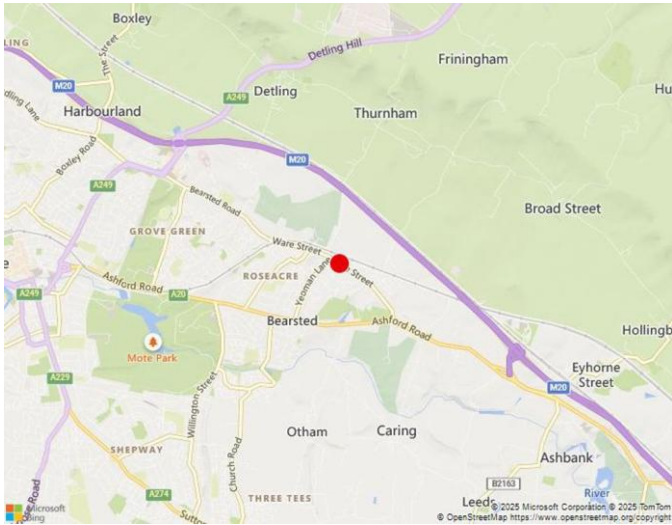




## **OFFICE/WORKSHOP UNIT TO LET**

- **£8,500 Per Annum**
- **Located on Bearsted Green**
- **1 car parking space to the front**
- **Suitable for a variety of business uses.**

# UNIT 2 THE OLD FORGE, THE GREEN, BEARSTED, MAIDSTONE, KENT, ME14 4DT



## Rateable Value

RV £4,550 @ 49.9p in the £

Rates payable £2,270 for the year 2025/26

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

## Rent

£8,500 Per Annum Exclusive

## Terms

To take a new lease by negotiation.

## Legal Costs

Each side to bear its own legal and professional costs

## 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.

## Viewing



**Thomas Langston**

[thomas.langston@sibleypares.co.uk](mailto:thomas.langston@sibleypares.co.uk)



**Anastasia Raggett**

[anastasia.raggett@sibleypares.co.uk](mailto:anastasia.raggett@sibleypares.co.uk)

## Location

The property is located on Bearsted Green, a popular residential area with selection of shops and pubs serving the local community. Bearsted is an affluent village on the outskirts of Maidstone accessed via the A20.

Bearsted railway station is 5 minutes' walk from the business estate and the location has good access to J7 of the M20 motorway (approximately 1.8 miles) and Maidstone Town Centre (3 miles).

## Description

Ground Floor commercial premises to let in popular village. Suitable for a variety of business uses (subject to gaining the necessary consents).

## Accommodation

The premises comprises an office/workshop space with WC, and benefits from air conditioning and car parking to the front.

Area	Sq Ft	Sq M
Total NIA	343	31.86

## EPC

Awaited

**SIBLEY PARES**  
CHARTERED SURVEYORS & ESTATE AGENTS  
**01622 673086**  
[sibleypares.co.uk](http://sibleypares.co.uk)

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.