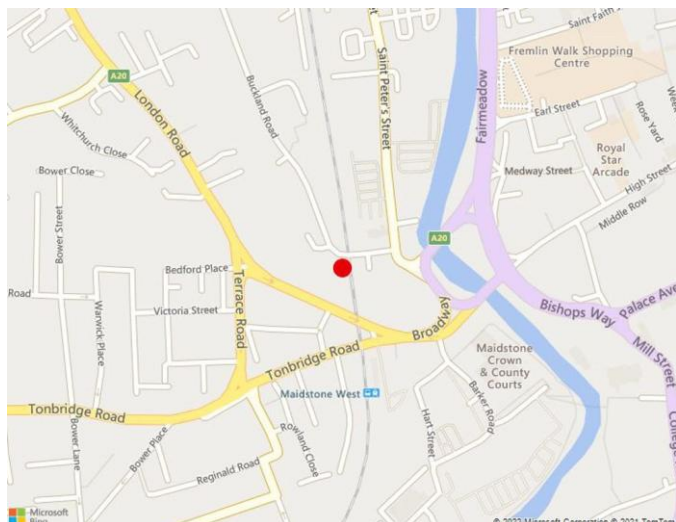




## STORE TO LET

- Close to Maidstone Town Centre
- Storage unit
- Popular mixed-use estate
- BT & Broadband available
- £395 per Month

# UNIT 12 THE OLD BREWERY, BUCKLAND ROAD, MAIDSTONE, KENT, ME16 0DZ



## 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/trades.smiles.armed>

## Description

STORAGE UNIT TO LET

Lock-up / Storage Unit available, located on the edge of Maidstone Town Centre on popular trade estate with the benefit of one car parking space plus shared use of visitor parking on site.

## Accommodation

This property comprises a storage unit, including electricity, water, BT & Broadband availability, and benefits from 1 allocated parking space. Suitable for a variety of business uses. The property has been measured on a Gross Internal Area (GIA) basis as follows:

| Area | Sq Ft | Sq M |
|------|-------|------|
| GIA  | 267   | 24.8 |

1 Car Parking Space

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.

## EPC

Rating (D) 88

## Rateable Value

RV £4,550 @ 49.9p in the £

Rates payable £2,270.45 for the year 2025/26

(May be applicable for full small business rates relief, applicants should make their own enquiries of the Local Borough Council)

## Rent

£4,740 Per Annum Exclusive (£395 pcm)

## Terms

To take a new Lease by negotiation, subject to 3 yearly upward only rent reviews.

## Service Charge

Service charge to cover the water rates, security and upkeep and maintenance of the common estate.

## Legal Costs

Each side to bear its own legal costs

## VAT

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

## Viewing



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