

The Barn, Court Lodge Farm, East Farleigh,
Maidstone, Kent, ME15 0HQ



- Rent £15 per Sq Ft
- 'E' Planning use class office premises
- Excellent on-site car parking

Offices TO LET
2,548 Sq Ft

The Barn

Court Lodge Farm, East Farleigh, Maidstone, Kent, ME15 0HQ



Location

The property is situated on Court Lodge Farm, a rural commercial/business estate outskirts of Maidstone, in the picturesque village of East Farleigh.

East Farleigh sits 3 miles to the west of Maidstone, Kent's County Town and principal administrative centre. Junction 5 of the M20 is approximately 5 miles to the north, easily accessed via Farleigh Bridge and Hermitage Lane.

What3Words Location:

<https://w3w.co/cubes.life.incomes>

Description

To Let - Converted timber-frame office premises on rural business estate with ample on-site car parking.

The building provides good sized office areas plus separate several smaller offices/meeting rooms and reception area.

Accommodation

The premises comprises a timber-frame, three-storey period barn converted throughout to offer a flexible mix of open-plan and private office space. The premises also benefits from a reception area, two kitchens, WCs, and 8 on-site car parking spaces.

The property has been measured on a net internal basis as follows:

Area	Sq. Ft	Sq. M
GF Office & Kitchen	893	82.97
FF Offices & Kitchen	989	91.92
SF Office	666	61.87
Total NIA	2,548	236.76

Terms

To take a new lease by negotiation.

Rent

£38,220 Per Annum Exclusive

Business Rates

RV £29,090 @ 49.9p in the £
Rates payable £14,515.91 for the year 2025/26

EPC

The Barn - Rating (C) 51

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs.

Viewings

Strictly by prior appointment through the Surveyors.



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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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