

The Barn & Wagon Lodge

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



- £15 per Sq Ft
- Potential for the premises to be split
- Excellent on-site car parking

Offices TO LET

1,150 Sq Ft – 3,698 Sq Ft

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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.

There is the potential for the premises to be split.

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, three kitchens, WCs, and ample on-site parking.

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

Area	Sq Ft	Sq M
The Wagon Lodge		
GF Office & Kitchen	1,150	106.83
Area		
The Barn		
GF Office & Kitchen	893	82.97
FF Offices & Kitchen	989	91.92
SF Office	666	61.87
Total NIA	2,548	236.76
Area		
Combined Total NIA	3,698	343.59

Terms

To take a new lease by negotiation.

Rent

£15 Per Sq Ft

Or; £55,500 per annum exclusive of VAT for the whole.

Business Rates

RV £42,500 @ 49.9p in the £

Rates payable £21,207.50 for the year 2025/26

EPC

The Barn - Rating (C) 51

Wagon Lodge - Rating (E) 115

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.