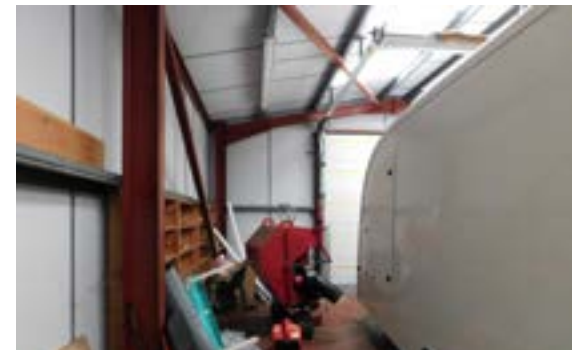


STORAGE UNIT 850 SQ. FT WITH YARD OF 5,000 SQ. FT APPROX.

TO LET



MARDEN ROAD, STAPLEHURST, KENT, TN12 0PE

RENT £15,000 PER ANNUM

LOCATION

Staplehurst is situated approximately 9 miles south of Maidstone on the A229. The site is accessed by private driveway immediately off the Marden Road, approximately half a mile from it's junction with the A229.

DESCRIPTION

Comprises a lock up storage unit of approximately 850 sq. ft. with hard-standing area of approximately 5,000 sq. ft. The unit is of steel frame construction and benefits from two, sectional up and over doors plus a pedestrian door. The unit benefits from a W.C.

FEATURES

- Storage Unit
- Large Hardstanding Area
- New Lease Available
- £15,000 Rent Per Annum
- Private Access

ACCOMMODATION

With Approx Floor Areas:

Floor	Use	Sq. Ft	Sq. M
Storage Unit	Storage	850	79.0
Hard-Surfaced Yard	"	5,000	464.5

ACCESS VIA 4.67M WIDE FIVE BAR GATE

TERMS

A new lease is available for a term of up to 5 years, with mutual breaks from the end of year 3.

RENT

£15,000 per annum.

RATING

To be reassessed.

LEGAL COSTS

Each party to pay their own costs.

SERVICE CHARGE

To be confirmed.

VAT

Not applicable..

ENERGY PERFORMANCE CERTIFICATE (EPC)

To Follow.

VIEWING

By prior appointment with the sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

neil@salisburyand.co

Neil Mason

Neil@CoreCommercial.co.uk



Lime Tree Workshop, 11 Lime Tree Walk,
Sevenoaks, Kent, TN13 1YH

The Gables, Marden Road, Staplehurst, Tonbridge, TN12 0PE

