



7,976 sq.ft. (741 m²)

**PURPOSE BUILT, SELF CONTAINED
TRANSPORT/VEHICLE REPAIR DEPOT
WITH SECURE YARD**

TO LET/FOR SALE



**SEYMOUR HOUSE
519 NEW HYTHE LANE, LARKFIELD
MAIDSTONE
KENT ME20 6SB**

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**KENT HOUSE · ROMNEY PLACE · MAIDSTONE · KENT · ME15 6LH
TEL: 01622 766387 · FAX: 01622 755438**



LOCATION: The property is well located in a well established commercial area having excellent road connections.

M20 Junction 4	1.5 miles
M2 Junction 2	6 miles
M25	14 miles
Channel Tunnel	40 miles
Dover	45 miles
Sheerness	21 miles

DESCRIPTION: A purpose built transport depot with its own warehouse, vehicle repair/maintenance facilities and office accommodation. Features include

- 19' eaves
- Maintenance pit
- Two vehicle access doors
- 11,000 litre diesel tank
- Hot air blowers
- Separately accessed offices with double glazing, suspended ceilings and air conditioning.
- Secure yard.

ACCOMMODATION:

Ground Floor

Warehouse	4,984 sq.ft.	463.0 m ²
Vehicle Workshop	1,678 sq.ft.	155.8 m ²
Offices	594 sq ft.	55.1 m ²

First Floor

Offices	594 sq.ft.	55.1 m ²
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Portacabin Office	126 sq.ft.	11.7 m ²
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TOTAL	7,976 sq.ft.	714.0 m ²
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SITE AREA	0.375 acre	0.15 ha
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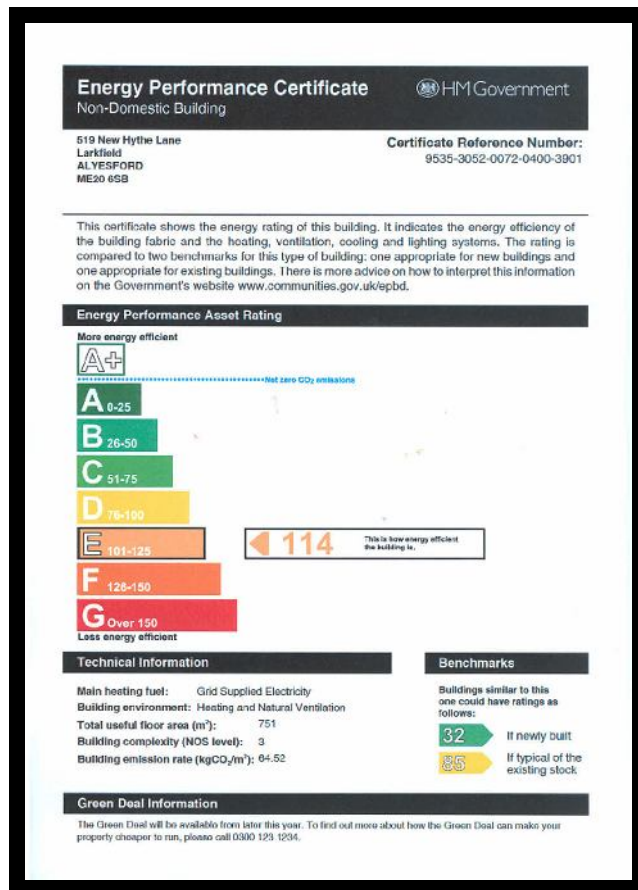
RATEABLE VALUE:

According to the Valuation Office website the property has current rateable value of £50,500

TERMS:

The unit is available to let on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £57,500 per annum exclusive of all other outgoings. Alternatively a freehold sale would be considered at £800,000

ENERGY PERFORMANCE CERTIFICATE



**FOR FURTHER INFORMATION CONTACT TIM BISHOP
01622 766387**

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