



16,215 sq.ft. (1,506.4 m²)

**WAREHOUSE
WITH OFFICES**

FOR SALE or TO LET



**UNIT 3
SHELDON WAY
LARKFIELD, MAIDSTONE
KENT ME20 6SB**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



LOCATION: Maidstone, the County Town and administrative centre of Kent is located 37 miles south east of London and 40 miles north west of the Channel Ports. The property is well located in a well established commercial area having excellent road connections.

M20 Junction 4	1.5 miles
M2 Junction 2	7 miles
M25	14 miles
Channel Tunnel	40 miles
Dover	45 miles
Sheerness	21 miles

DESCRIPTION: A modern warehouse building of steel portal frame construction offering clear storage space with a two storey office pod to the front. Features include

- 5.5 m to eaves, 7.2 m to apex 19' eaves
- Clear warehouse space
- Gas hot air blowers in warehouse,
- Two storey office pod with central heating and part air conditioned
- External loading/parking plus additional parking provided

ACCOMMODATION:

Ground Floor

Warehouse	12,475 sq.ft.	1,159.0 m ²
Offices	1,870 sq.ft.	173.7 m ²

First Floor

Offices	1,870 sq.ft.	173.7 m ²
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TOTAL	16,215 sq.ft.	1,506.4 m²
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**RATEABLE
VALUE:**

Current rateable value £83,500 with rates payable for 2016-17 of £41,500 per annum.

TERMS:

The unit is available freehold at a price of £1,200,000 or to let on terms to be agreed at a rent of 87,500 per annum exclusive

EPC:

Rated Band B (49) A copy of the Energy Performance Certificate is available upon request.

FOR FURTHER INFORMATION CONTACT TIM BISHOP

01732 897997

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