

OFFICE TO LET



The Old Oast, Coldharbour Lane, Aylesford, Kent ME20 7NS



1,180 sq ft (109.63 sq m)

- Offices To Let
- 6/7 car parking spaces
- Situated on J5 of the M20
- Well fitted offices
- £21,000 per annum



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**Description**

Ground Floor, Self-Contained Offices to Let with Car Parking Situated conveniently on J5 of the M20

**Location**

The property is located on J5 of the M20 motorway providing excellent access to the motorway network. Quarry Wood Aylesford is 1 mile away which offers retail and industrial occupiers including Sainsburys, Homebase, M&S Food, Halfords and Nandos

**Rent**

**£21,000 per annum**

**Terms**

To take a new lease by negotiation, subject to 3 yearly upward only rent reviews to market rent.

Service Charge to cover shared services (gas, electric) buildings insurance, maintenance and repairs being 34% of the total expenditure. Estimated charges are currently £1,300 per quarter.

**Legal Costs**

Each side to bear its own legal and professional costs

**VAT**

All figures are exclusive of VAT which will be charged at the prevailing rate

**Viewing/Enquiries**

Strictly by prior appointment with the surveyor. Please contact

Phil Hubbard - phil.hubbard@sibleypares.co.uk or

Matt Sadler - matt.sadler@sibleypares.co.uk

**Accommodation**

The property is a converted Oast providing refurbished, well fitted office accommodation. The ground floor offices are primarily open plan and have been finished to a high quality with separate Directors office plus separate wc's and kitchen. In addition to the main offices there is an additional office to the rear of the property that is available by separate negotiation.

Main Office	836 sq ft	(77.66 sq m)
Directors Office	284 sq ft	(26.42 sq m)
Kitchen	60 sq ft	(5.61 sq m)
<b>Total</b>	<b>1,180 sq ft</b>	<b>(109.63 sq m)</b>

Additional Offices 551 sq ft (51.19 sq m)  
*(available by separate negotiation)*

- Gas central heating
- Fibre Broadband and network points

**Rateable Value**

The rateable value is currently £14,225

Rates payable @ 49.9p in the £ are £7,098.27 for the year April 2020/2021

**EPC**

Rating D (84)

NOTE: Rental, prices or any other charges are inclusive 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

