

# INDUSTRIAL UNIT TO LET



Unit 7B Lodge Road, Staplehurst Tonbridge, Kent TN12 0QY



2,105 sq ft (195.55 sq m)

- Secure Gated Estate
- Good Size Forecourt and parking
- Rent £16,000 per annum (£1,333 per calendar month)



[www.sibleypares.co.uk](http://www.sibleypares.co.uk)

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### Description

B2 B1 B8 Industrial Unit

### Location

Conveniently situated just off the A229 Maidstone to Hastings Road close to the Staplehurst mainline railway station serving London and Ashford International. With all the usual services and amenities and within walking distance of the village of Staplehurst.

**Rent £16,000 per annum**

**(£1,333 per calendar month)**

**(exclusive of VAT which will be charged)**

Service charge of £100 per month to cover the common areas

### Terms

Full repairing and insuring lease is available for 6 years (or by agreement). 3 yearly upward only rent reviews. Service charge to cover the common areas. Lease to be excluded from the Landlord & Tenant Act

### Legal Costs

Each side to bear its own legal and professional costs

### Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact

Marcus Monger: e: [marcus.monger@sibleypares.co.uk](mailto:marcus.monger@sibleypares.co.uk)  
or

Brian Matthews. E: [brian.matthews@sibleypares.co.uk](mailto:brian.matthews@sibleypares.co.uk)

### Accommodation

Warehouse:	1,930 sq ft (179.36 sq m)
Mezzanine office:	175 sq ft (13.17 sq m)
Total GIA	2,105 sq ft (195.53 sq m)

### Rateable Value

RV 12,750

*(Applicant should make their own enquiries to business rates relief)*

### EPC

Awaited

### Services

Mains water and drains, electricity available on estate.

### VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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