

Leisure Unit/Offices To Let



Warmlake Estate
Maidstone Road
SUTTON VALENCE
Kent ME17 3LQ

Location

Sutton Valence lies about 5 miles south east of Maidstone on the main A247 Maidstone to Headcorn and Tenterden Road. The property is just off the top of Sutton Valence Hill, north of Warmlake Road.

Description

A brick built and timber clad building in a courtyard arrangement. 4 interconnecting studio rooms. Spot lighting. Heating. Toilets & kitchen. 12 car parking spaces.

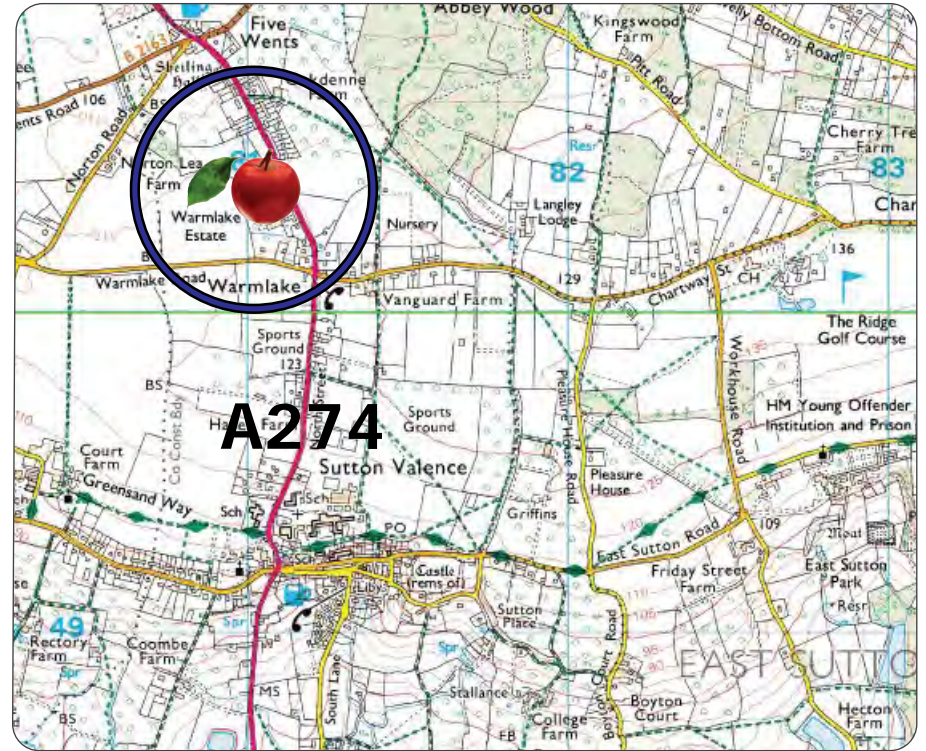
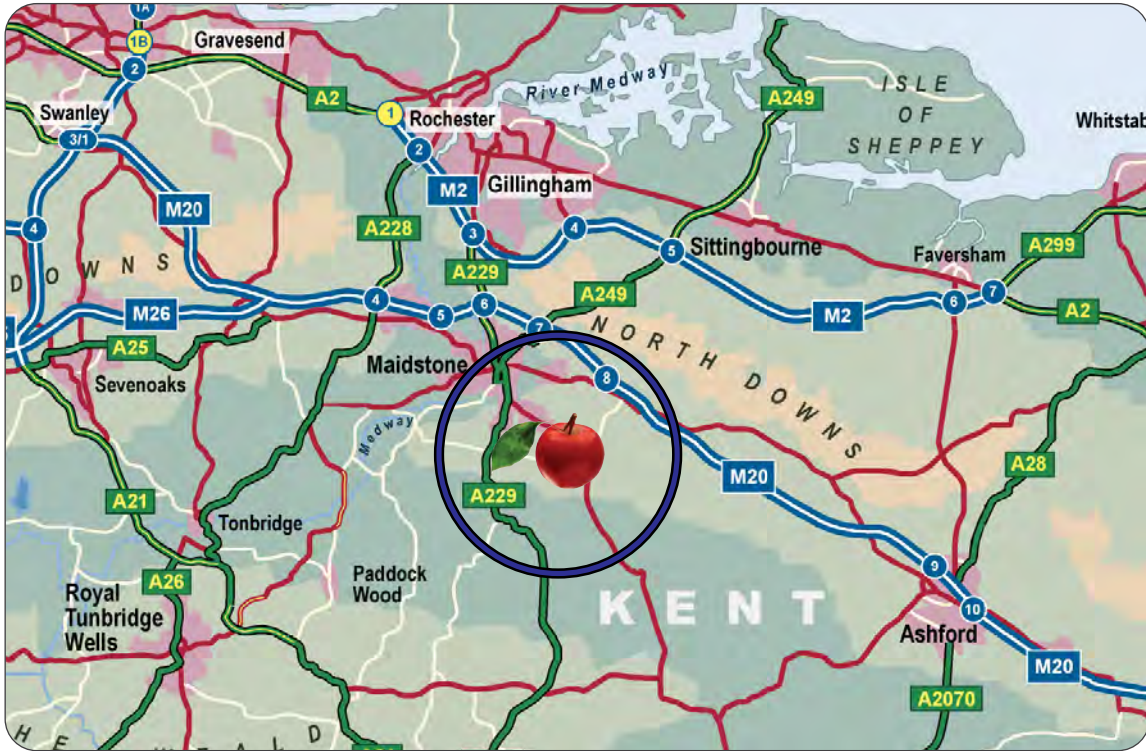
Ground	2,505
First	<u>185</u>
	2,690 sqft

Terms

To Let on a new lease at a rent of **£35,000** per annum plus vat. Business rates payable for 2023/24 is £13,598 (Rateable Value £27,250) Rent deposit and Service charge payable.



2,690 sqft




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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.



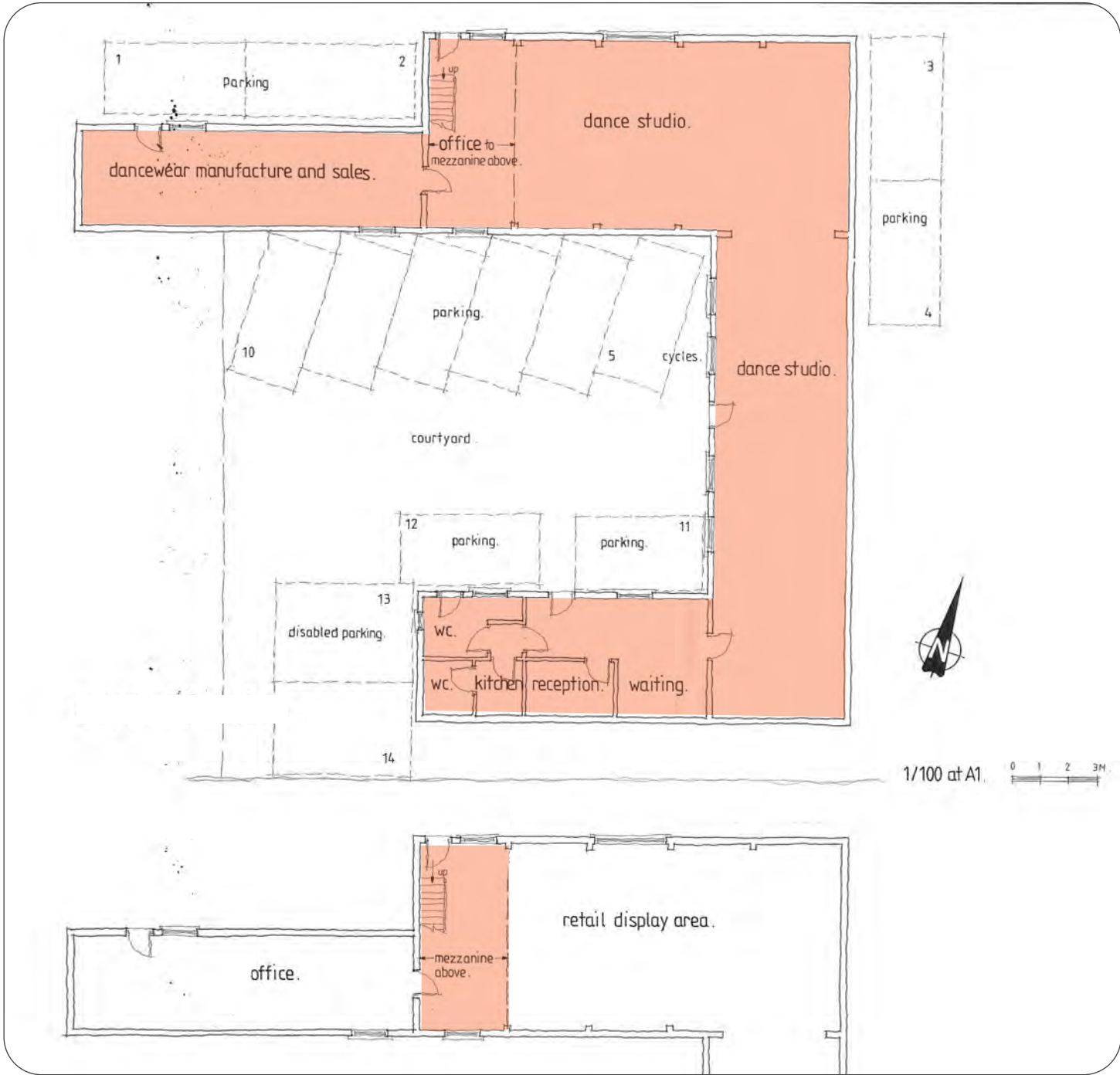
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