

# INDUSTRIAL investment

For Sale



## 1,950 sqft

Unit 10, Access 4:20  
Bellingham Way, Larkfield

### MAIDSTONE Kent ME20 6XS

#### Location

Larkfield lies to the west of Maidstone approx 30 miles from Central London. The property is situated just off New Hythe Lane which is an established business location. It is 2 miles to Junction 4 of the M20 with good links to the national motorway network, London and the Channel Tunnel & Ports.



#### Description

An end terrace industrial / warehouse unit of steel portal frame with metal clad elevations built in 2006. Eaves height 20ft, 3 phase power, high bay lighting, electric roller shutter. Disabled toilet. Alarm and CCTV. Concrete yard plus 4 parking spaces to plus loading. B1, B2 & B8 planning uses. No restriction on hours of use.

**Ground** 1,935 sqft (178 sqm)  
Tenants installed office 900 sqft

#### Letting

Let to Smart Office Solution Limited on a 3 year full repairing and insuring lease, outside 1954 Act, from 1st April 2009 at the low rent of £12,000 pa (£6.20 per sqft) The company's accounts for the 44 months ending July 2008 showed a turnover of £527,000 and pre tax profits of £77,000. The tenant fitted out the first floor offices at their expense.

#### Tenure

For sale freehold £249,000 plus vat, subject to contract, reflecting an initial yield of 4.82% with potential.

#### Contact

David Marriott or Neil Mason 01892 834483  
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