

# Warehouse For Sale

**CORE**  
COMMERCIAL  
01892 834483



**Unit 6, Access 4:20**  
**Bellingham Way**  
**Larkfield**

**MAIDSTONE**  
**Kent ME20 7HP**

## Location

Larkfield lies to the west of Maidstone approx 30 miles from Central London. Situated just off New Hythe Lane, 2 miles from Junction 4 of the M20 motorway.

## Description

A modern semi-detached clear span portal frame warehouse unit built in 2006. Air conditioned and heated first floor offices with reception, kitchen and toilets, small office on ground. 3 phase power. Electric roller shutter. 20ft eaves height (25ft peak). Parking and concrete loading to front.

Ground	2,934
First Offices	1,012
Mezzanine	850
	<b>4,796 sqft</b>

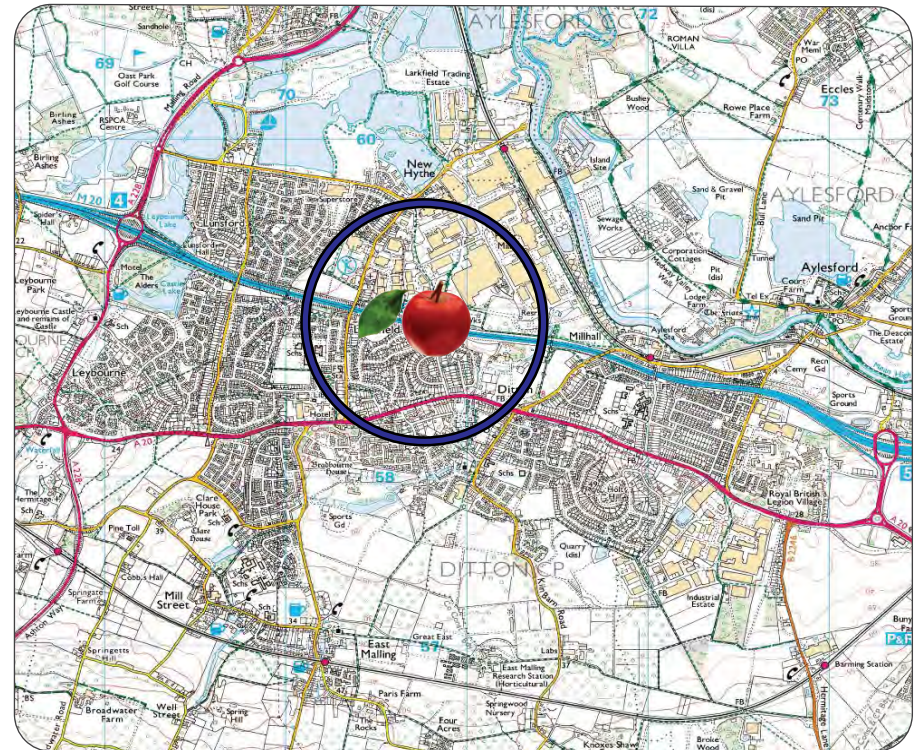
## Terms

For Sale at offers over **£695,000** plus VAT.  
Rates payable 2023/24 £22,580 (Rateable Value £45,250).



**4,796 sqft**






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**Neil Mason**  
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Core Commercial Limited, Nettlestead House,  
 Maidstone Road, Paddock Wood, Kent TN12 6DA  
 and 6 Kevington Close, Orpington, Kent BR5 2NX

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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