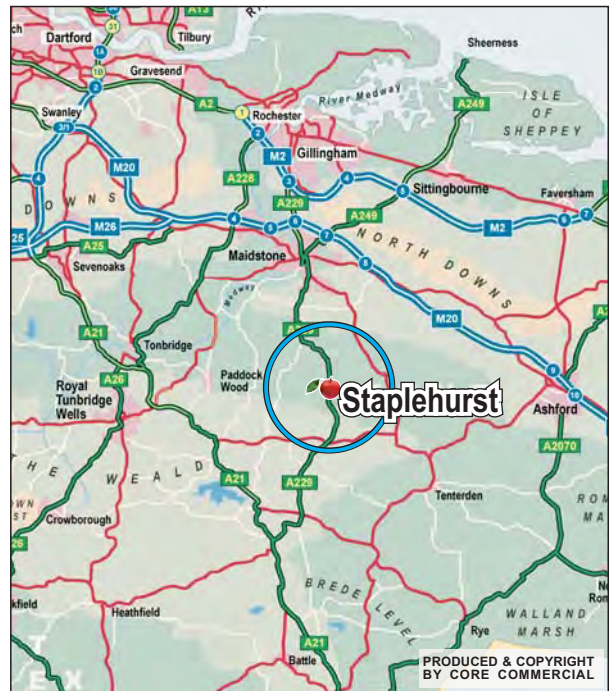


Industrial/Warehouse

Unit To Let

Unit 4 Larkstore Park
Lodge Road
STAPLEHURST Kent TN12 0QY

**1,000 sqft
+ Mezzanine**



Location

Staplehurst lies on the A229 about 10 miles south of Maidstone, north of the A262 between Tunbridge Wells and Ashford.

Staplehurst mainline railway station is just a few hundred yards from the property providing a fast and frequent service to London and Ashford.

Description

A modern single storey business unit with lined plastisol cladding and roof. Full carpeted mezzanine at first floor level. The property benefits from a roller shutter door, 3 phase power and w/c. The following gross internal floor areas are provided:

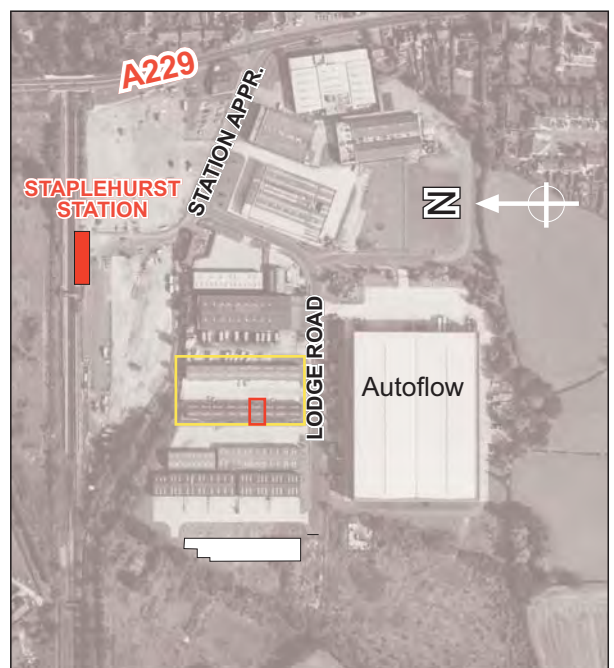
Ground Floor	1,018
Mezzanine	1,018
Total	2,036 sqft
	(189 sqm)
	2 car spaces + loading area

Terms

Rent £8,750 per annum or for sale freehold at £145,000, subject to contract. Rates payable £3,638 pa for 2009/10 - (RV £7,500). Eligible small business rate relief.

Contact

David Marriott or Neil Mason on **01892 834483**
www.corecommercial.co.uk



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.