

# Warehouse and Office

To Let or may sell

1,950 sqft

Unit 12 Larkstore Park  
Lodge Road

## STAPLEHURST

Kent TN12 0QY

### 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, kitchette and w/c.

### Accommodation

**Ground Floor** 1,005

**Mezzanine** 949

**Total** 1,954 sqft

(181sqm)

2 car parking spaces plus loading

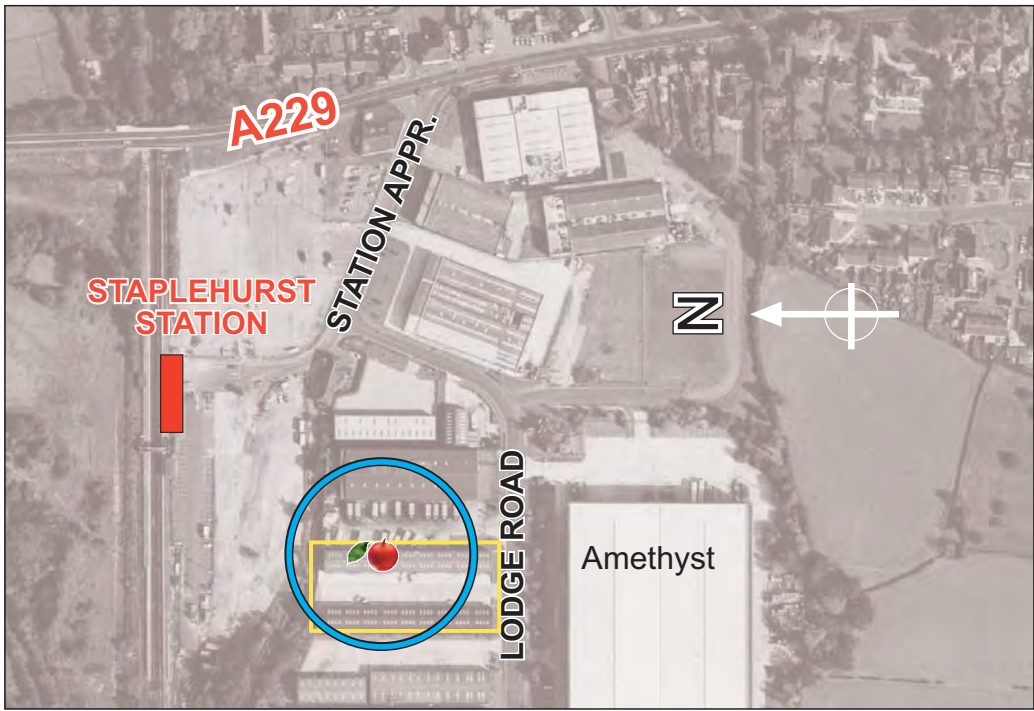
### Terms

To let at **£6,800 per annum**, (£3.60 psf overall) plus vat. May sell freehold. Rates payable to be re-assessed as currently rated with adjoining unit.





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