

# BUSINESS UNIT

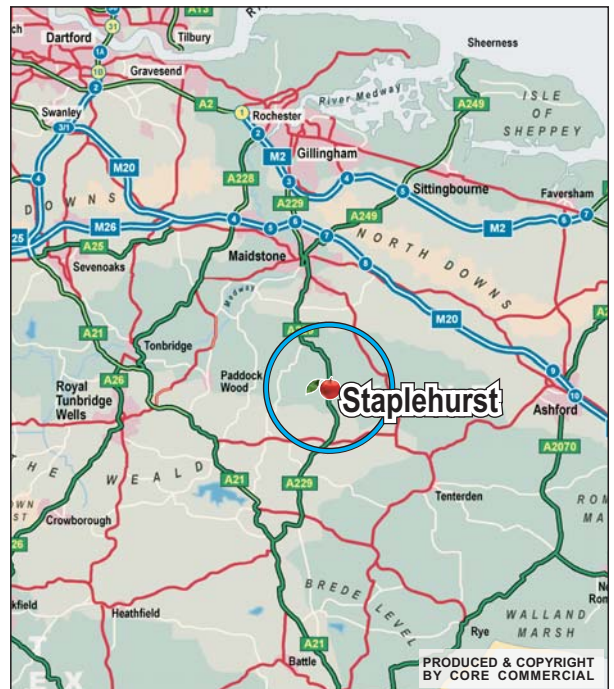
To let



Unit 13 Larkstore Park  
Lodge Road  
**STAPLEHURST** Kent TN12 0QY



## 1,900 sqft



### 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 with roof lights. Full carpeted mezzanine at first floor level with windows. Air conditioning units. Roller shutter door. 3 phase power. Telephone system and furniture. Kitchette and toilet. The following gross internal floor areas are provided:

Ground Floor	1,000
Mezzanine	906
<b>Total</b>	<b>1,906 sqft</b> (177 sqm)

4 car parking spaces

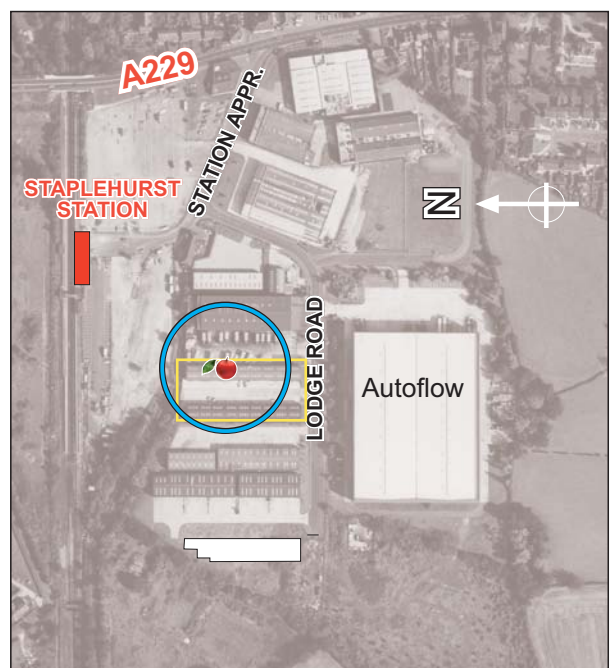
### Terms

Rent £9,000 pa . Rates payable £5,693 pa for 2010/11 (Rateable Value £13,750)

### Contact

David Marriott or Neil Mason on **01892 834483**

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)



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