

# Modern WAREHOUSE unit For Sale



## 6,160 sqft

**Unit 18, Access 4:20**  
**Bellingham Way, Larkfield**  
**MAIDSTONE Kent ME20 7HP**



### 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 motorway.



### Description

A detached industrial / warehouse unit of steel portal frame with metal clad elevations built in 2006. Eaves height 22'8" (peak 25'2"), 3 phase power, electric roller shutter, male & female toilets. Ground & first floor offices with double glazed windows, suspended ceiling with recessed fluorescent lighting. Kitchenette. Concrete yard and parking to front

Ground	Warehouse	4,190
	Office & Ancil	1,000
First	Office	970
		<b>6,160 sqft</b>
		(572 sqm)

### Tenure

For sale freehold at £680,000 plus vat, subject to contract. Rates payable £18,619 pa for 2011/12 (Rateable Value £43,000).

### Contact

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