



CORE COMMERCIAL

Warehouse Unit To Let

Units F2 and 3
Larkfield Trading Estate
New Hythe Lane

MAIDSTONE

Kent ME20 6SW

9,050 sqft

Location

Larkfield lies to the west of Maidstone approx 30miles from Central London 2 miles to Junction 4 of the M20.

Description

An end of terrace industrial / warehouse unit of portal frame construction. Lined roof with roof lights. 20 ft 2 ins eaves height (23 ft peak). Two roller shutter doors (16 ft wide). Integral offices. Additional offices and cold store which can be removed if required. Large concrete forecourt and parking area.

Accommodation

Ground

Warehouse & Ancillary **8,640**

First

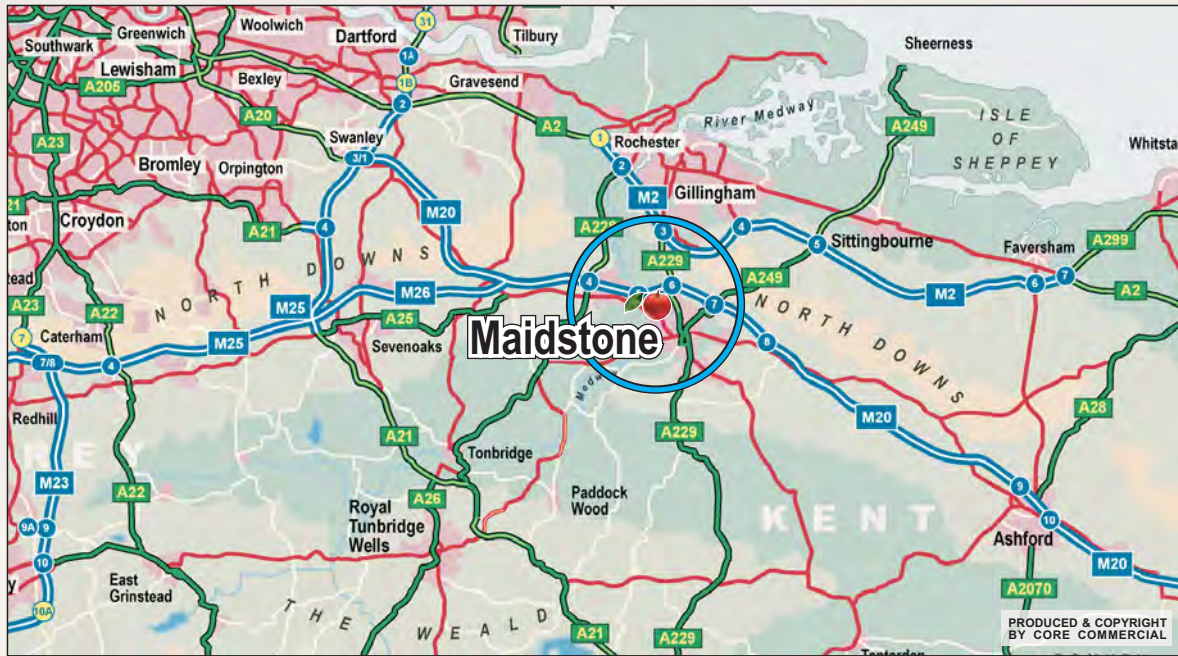
Office **410**
9,050 sqft
(841 sq m)

Terms

Rent £43,360 per annum (**£4.80 per sqft**) exclusive, plus vat. Rates payable £19,052 pa for 2011/12 - (Rateable Value £44,000)

Held on a lease for 5 years from 18th May 2010 with a tenant break on 18th May 2013 upon payment of a 3 month rent penalty. Annual service charge capped to a current 44p per sqft. Available by way of assignment or subletting.





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Contact

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www.CoreCommercial.co.uk

