

# Industrial units & yards For Sale or To Let



1,700 - 13,800 sqft  
5 acre site

Weald Business Park  
Digdog Lane  
**FRITTENDEN**  
Kent TN17 2AZ

## Location

Rurally located 11 miles southeast of Maidstone between Sissinghurst and Frittenden.

## Description

A block of 5 portal framed industrial / warehouse units with profiled steel cladding. 15'4" eaves height (21'2" peak). 3 Phase power. 10% roof lights. Toilets.

## Accommodation

Approximate areas are provided:

Unit No.	Sqft	Site area
1	1,730	7,900 sqft
2	1,710	3,500 sqft
3	1,720	3,500 sqft
4	1,690	6,300 sqft
Front & access		34,270 sqft
5 & west	6,970	78,300 sqft
<b>Total</b>	<b>13,820 sqft</b>	<b>133,770 sqft</b>

Total commercial area **3.0 acres** approx.

Total site area **5.3 acres** gross approx.

## Planning

The site has an established B2 (general industrial) use including B1 (light industrial) and open storage. The west site has a valid part implemented planning permission to develop a further 7,830 sqft gross west of the existing building.





## Terms

**For sale freehold:**

**Units 1-4 and  
Front site (1.3 acre) £470,000**

**Unit 5 and  
West site (1.8 acre) £490,000**

**Combined  
(edged red) £960,000**

**Plus VAT, Subject to contract**

**Rates payable 2013/14 units 1-4 each  
£3,696, unit 5 £12,011 (Rateable  
Values 8,000 and £25,500)**

**To rent**

**£7,700 pa each (£4.50 per sqft)  
£28,000 pa (£0.50 per sqft)**

**£27,500 pa (£3.95 per sqft)  
To be advised**



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