

# Warehouse To Let



**Unit 14, 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 with good links to the national motorway network, London and the Channel Tunnel & Ports.

### Description

A business unit of steel portal frame with metal clad elevations built in 2006. Eaves height 20 ft, 3 phase power, electric roller shutter, male & female toilets. Ground and first floor offices with double glazed entrance, suspended ceiling with recessed fluorescent lighting. Kitchenette. Concrete loading area and parking.

<b>Ground</b>	Warehouse	<b>1,500 sqft</b>
	Office & Ancil	<b>630 sqft</b>
<b>First</b>	Office	<b>1,330 sqft</b>
<b>Total</b>		<b>3,460 sqft</b>

### Terms

To let at **£27,500** pa plus VAT. Rates payable 2017/18: £8,280 (Rateable Value: £17,285).



**3,500 sqft**




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