

# Factory / Warehouse To Let or May Sell

Ashmill House  
Ashmill Business Park  
Ashford Road

## LENHAM

Kent ME17 2GQ

### Location

Located 6 miles from junction 8 of M20 motorway, 8.5 miles west of Ashford and 10 miles east of Maidstone. The property lies just half a mile from the village centre and railway station.

### Description

A single storey warehouse / industrial unit with integral offices constructed of portal frame in 2002. Two electric sectional loading doors. Working height 20'4". 3 phase power. Alarm. Warehouse and office heating.

Works	Ground	3,693	
Offices	Ground	1,845	
	First	<u>1,718</u>	3,563
			<b>7,256 sqft</b> (674 sqm)

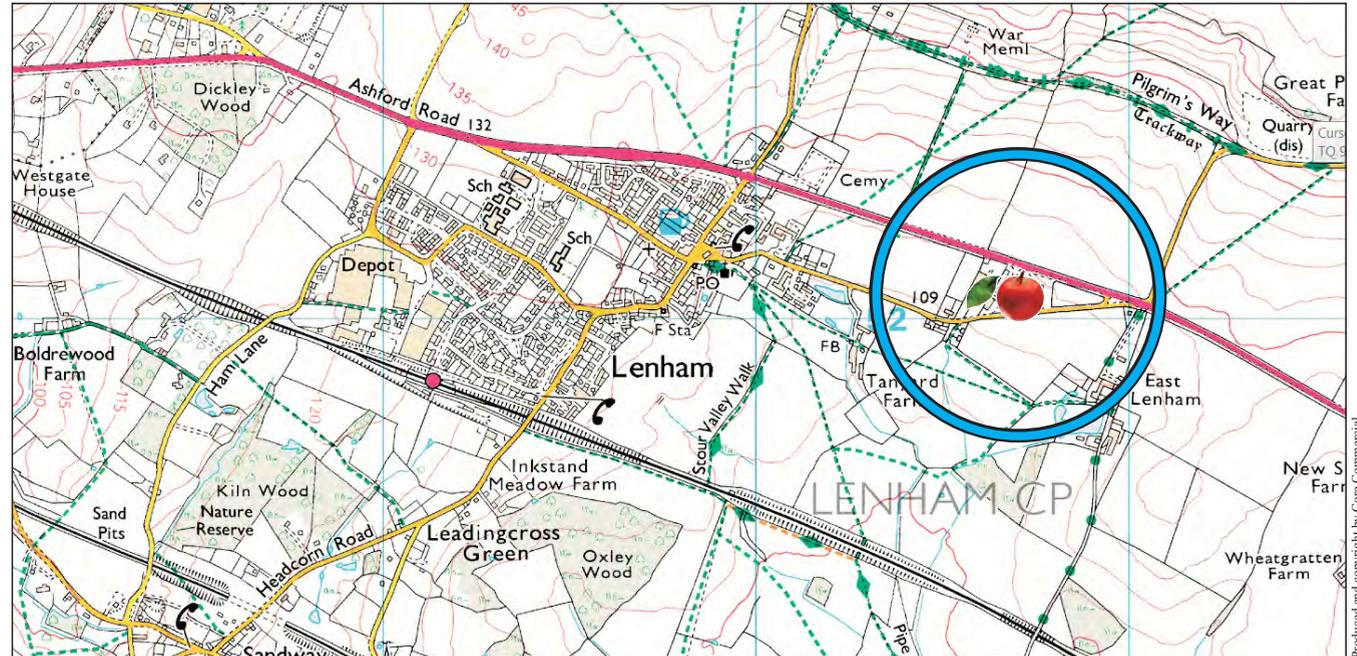
Additional mezzanine 1,374 sqft  
25 car parking spaces

### Terms

To let at **£52,500** (£7 per sqft) pa plus vat, subject to contract. May sell freehold. Rates payable 2013/14 £17,780 (Rateable Value £37,750)

**7,260 sqft**  
25 parking spaces





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