

# Warehouse and Office Investment For Sale



**£112,500**

**Initial yield 6% rising to 8%**

Unit 12 Larkstore Park  
Lodge Road

**STAPLEHURST**

Kent TN12 0QY

## Location

Staplehurst lies on the A229 about 10 miles south of Maidstone, north of the A262 between Tunbridge Wells and Ashford. Staplehurst mainline railway station is just a few hundred yards from the property providing a fast and frequent service to London and Ashford.

## Description

A modern single storey business unit with lined plastisol cladding and roof. Full carpeted mezzanine at first floor level. The property benefits from a roller shutter door, 3 phase power, kitchenette and w/c.

## Accommodation

**Ground Floor 1,005**

**Mezzanine 949**

**Total 1,954 sqft**

(181sqm)

2 car parking spaces plus loading

## Terms

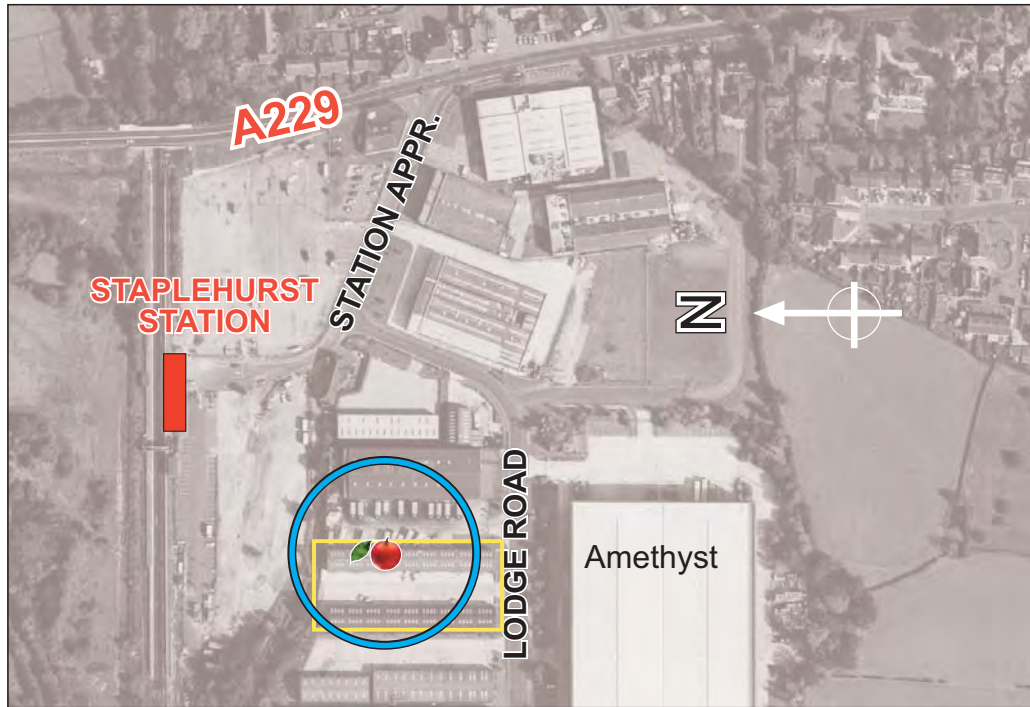
Offers are invited for the freehold in excess of **£112,500**, no vat, subject to contract. The property is let to Oaklands Driveways on a 6 year lease from June 2013 outside the 1954 Act at **£6,800** pa, with a review and mutual break at end of 3rd year. Unit 13 identical and next door has just been let at £9,000 pa.



Archive photo



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