

# Cold Store To Let May Sell



**3 Shepherds Estate  
Rose Lane**

**LENHAM HEATH**  
**Kent ME17 2JN**

## Location

Lenham lies between J8 of M20 at Maidstone and J9 at Ashford. The property lies in a rural position Southeast of Lenham off the A20 Maidstone Road and Forstal Road.

## Description

A racked cold store (temperature to -22 deg) 22ft eaves height. Level and dock loading. 3 phase power. Toilet. Sodium and fluorescent lights. Covered loading. Extensive yard.

Cold store	<b>8 920</b>
Ambient loading	775
Store	630
Offices & ancillary	<u>1 170</u>
Total combined	<b>11 495 sqft</b>

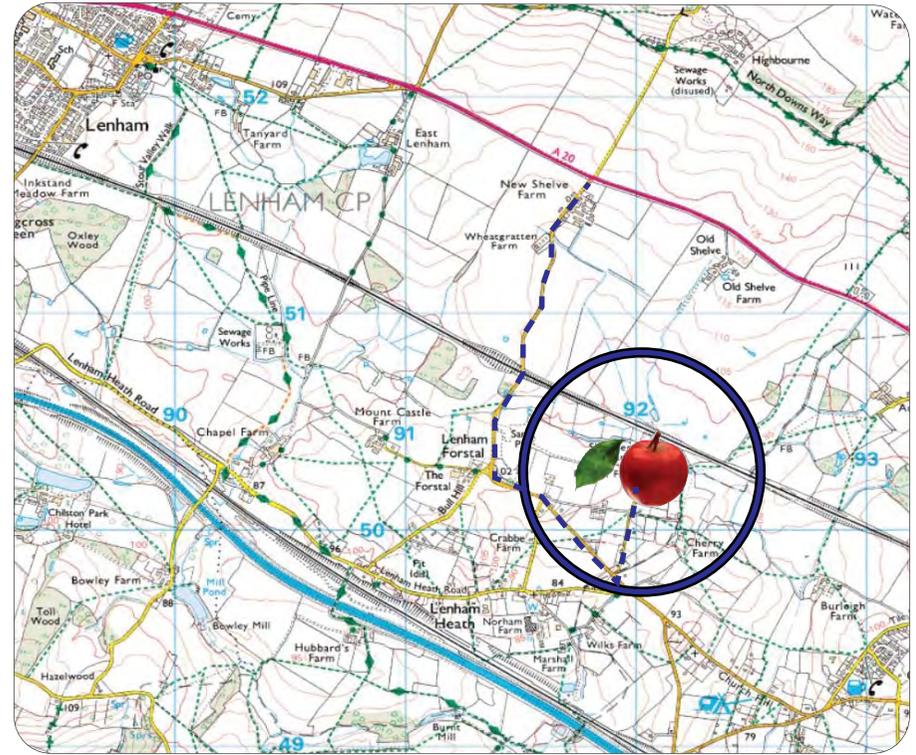
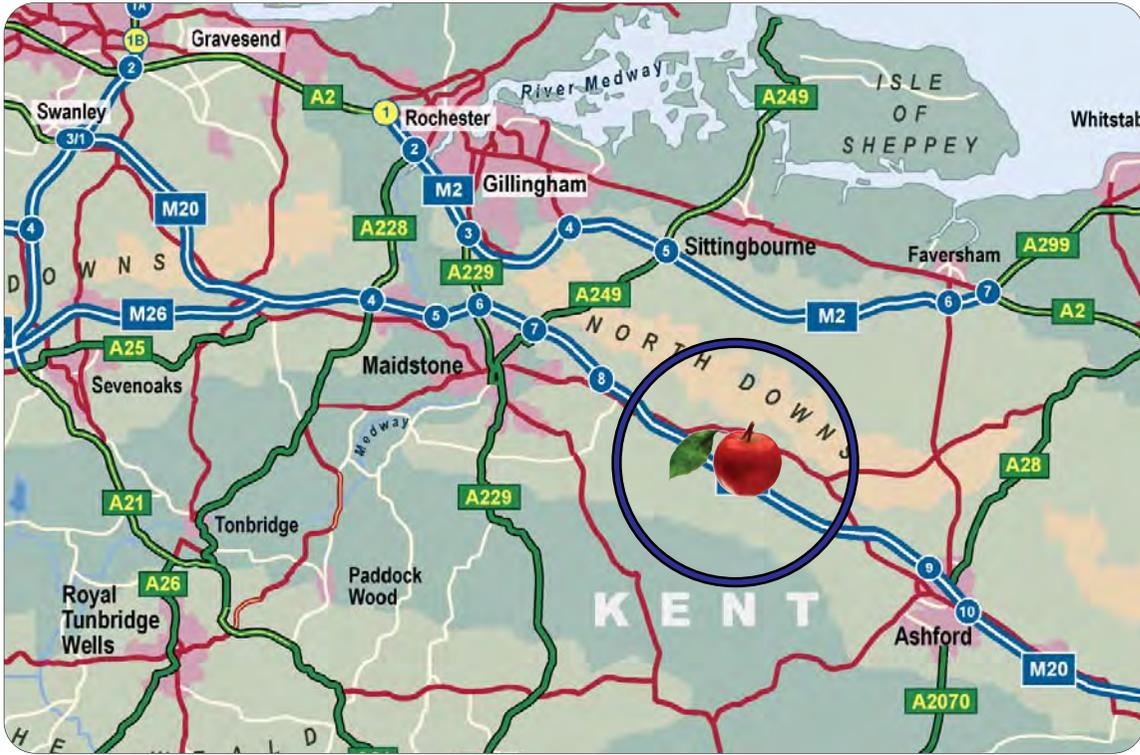
Additional offices and yardage also available.

## Terms

To let on a new lease direct from owners at **£63,250 pa** (£5.50 psf) plus vat. Rates payable for 2017/18 £25,387 pa (Rateable Value £53,000)



**11,500 sqft**




**CORE**  
**COMMERCIAL**  
**01892 834483**  
[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

**David Marriott**  
 David@CoreCommercial.co.uk  
**Neil Mason**  
 Neil@CoreCommercial.co.uk  
**Stephen Smith**  
 Stephen@CoreCommercial.co.uk

Core Commercial Limited, Unit 11 Offices, Dana Estate  
 Transfesa Road, Paddock Wood, Kent TN12 6UT

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.