

# INDUSTRIAL/ WAREHOUSE unit

For Sale (or may let)



## 4,800 sqft

Unit 16, 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 detached industrial / warehouse unit of steel portal frame with metal clad elevations built in 2006. Eaves height 20ft, 3 phase power, high bay lighting, compressed air system, buzz bar system, ADT Redcar alarm, fire alarm, anti-ram posts. 2 toilets to ground floor. First floor office with air conditioning, double glazed window, suspended ceiling with cat 11 lighting, perimeter trunking laminate flooring and kitchette. Mezzanine floor with toilet. Concrete yard & parking to front.

<b>Ground</b>	<b>4,000</b>
<b>First office</b>	<b>350</b>
<b>Mezz store</b>	<b>460</b>
<b>Tenure</b>	<b>4,810 sqft (446 sqm)</b>

For sale freehold or may let.

### Contact

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[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

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