

Workshops and Yard To Let



**Underwood Haulage
Ashford Road**

LENHAM

Kent ME17 2DL

Location

Lenham is 6 miles east of junction 8 of M20 motorway, 10 miles east of Maidstone and 9 miles west of Ashford. Lenham mainline railway station is 1.4 miles distant.

Description

2 portal framed workshops/warehouses and integral offices on a site of approx 1.4 acres. Main warehouse eaves 23'5 peak 28'. Offices have air con, suspended ceilings, carpet, kitchen. Rear workshop has eaves of 20' peak of 24'. 3 electric roller shutters, 2 vehicle pits. Large yard laid to compacted hardcore.

Main	Warehouse	9 086	
	Offices G	2 260	
	Offices F	<u>2 260</u>	13 606
Rear	Workshop	<u>3 932</u>	
Total			17 538 sqft
	Mezzanine		900 sqft

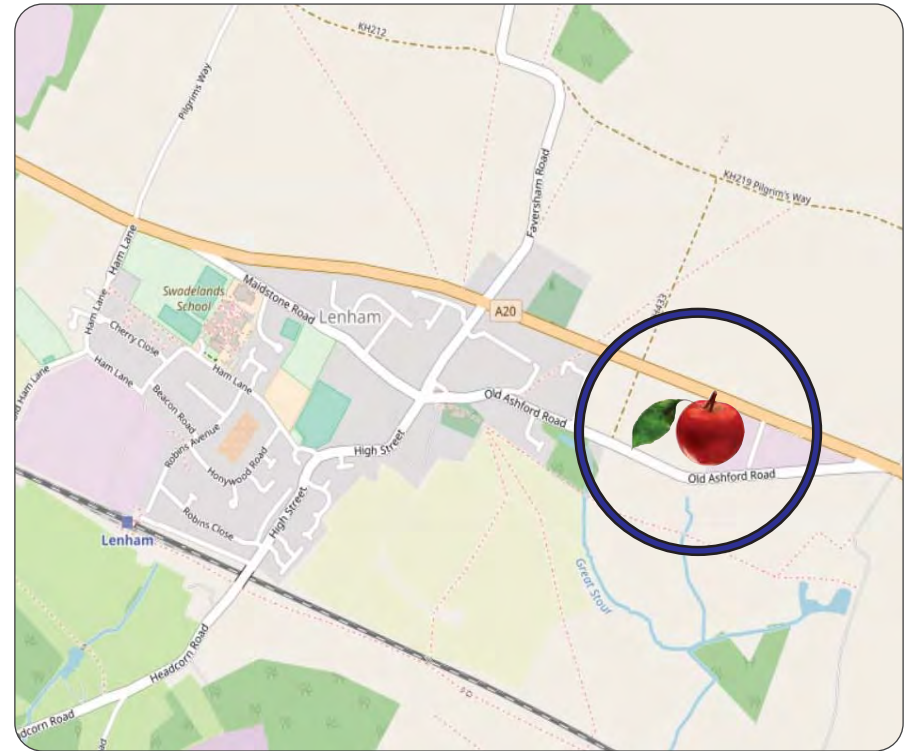
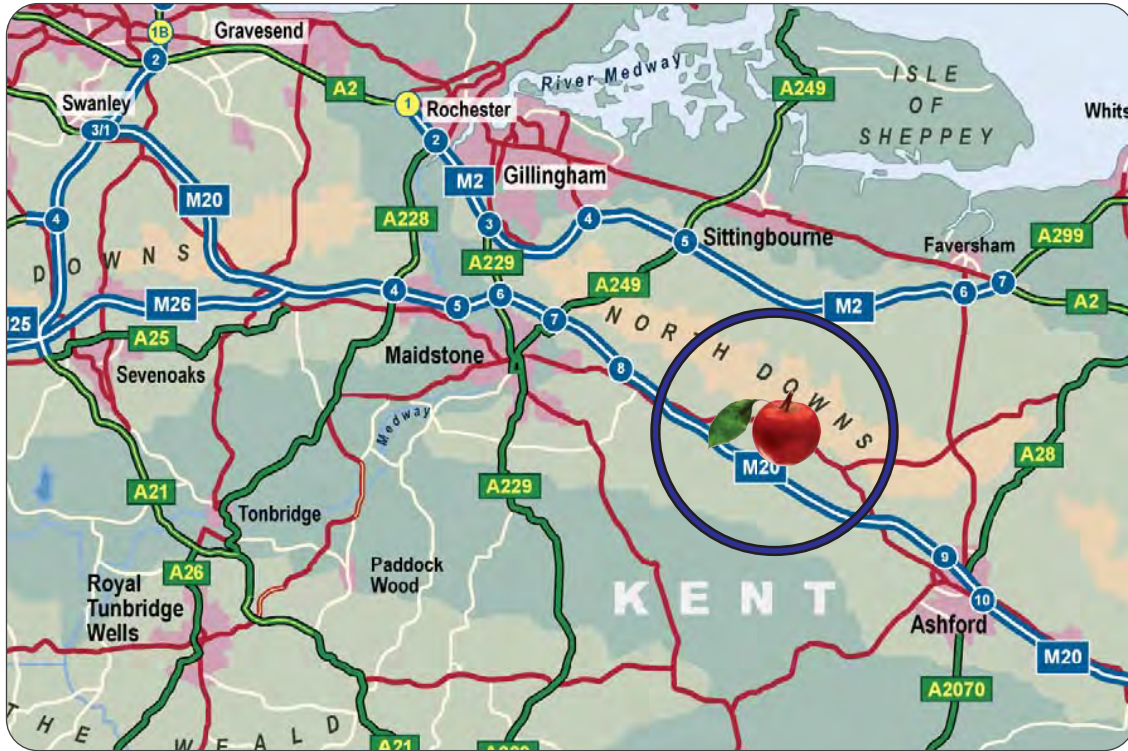
Site Area 1.4 acres

Terms

To let on a new lease at **£165,000** pa plus vat, subject to contract. Rateable Value is £56,000, rates payable 2019/20 £28,224.



**17,500 sqft
on 1.4 acres**




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