

# Warehouse To Let or may sell



**Unit 17, Access 4:20  
Bellingham Way  
Larkfield**

**MAIDSTONE**  
**Kent ME20 7HP**

## Location

Larkfield lies to the west of Maidstone approx 30 miles from Central London. Situated just off New Hythe Lane, 2 miles from Junction 4 of the M20 motorway.

## Description

A modern detached clear span portal frame warehouse unit built in 2006. Fully fitted air conditioned and heated ground floor offices with first floor offices above. Cat II lighting. Cable network. Alarm. Kitchenette. 22 ft 8 ins eaves height (25 ft 2ins peak). Parking and concrete loading to front. 3 phase power.

		sqft
Ground	Warehouse	2,990
	Office	960
First / Mezz	Stores	<u>4,010</u>
		<b>7,960 sf</b>

## Terms

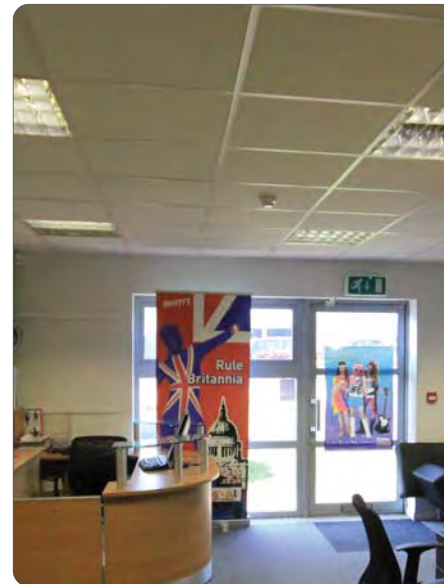
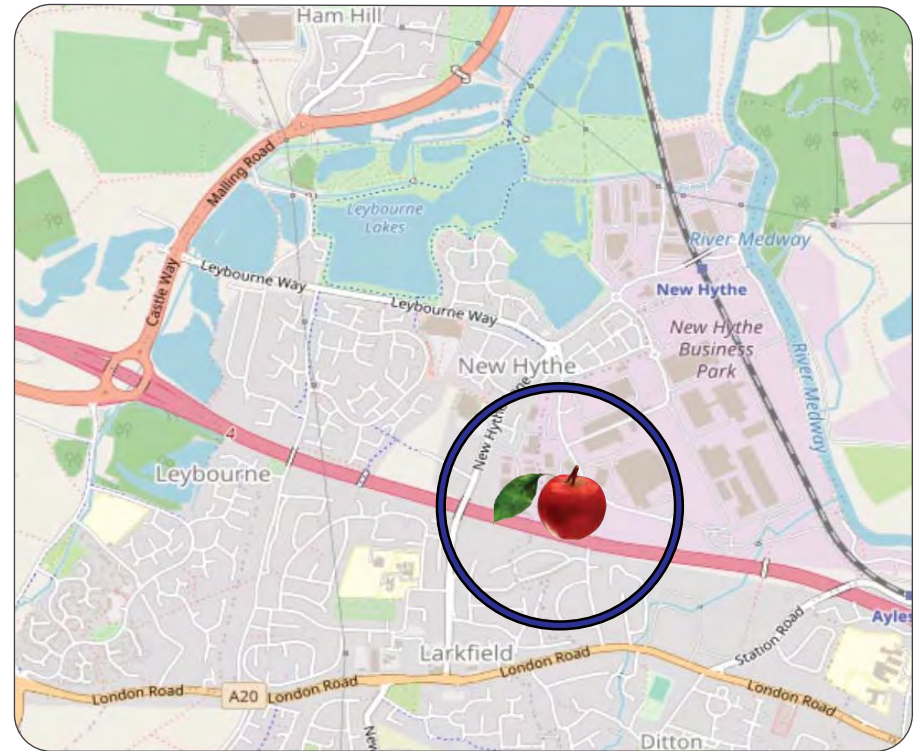
To Let at **£55,000** plus VAT. Rates payable 2020/21 £20,709 (Rateable Value £41,500).



Archive photos

**7,960 sqft**





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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.





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