

Business Unit For Sale / May Let

CORE
COMMERCIAL
01892 834483



**Unit 1, Select
Business Centre
Lodge Road**

STAPLEHURST
Kent TN12 0QW

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.

Description

An end of terrace clear span portal framed industrial/warehouse unit with profile steel cladding roof and roof lights. 3 phase power and gas. Electric roller shutter. W/C and kitchen. Eaves height 18'4. Ground and first floor office with air con and windows to front and side. Ample car park and loading area to front. Additional paved area to side.

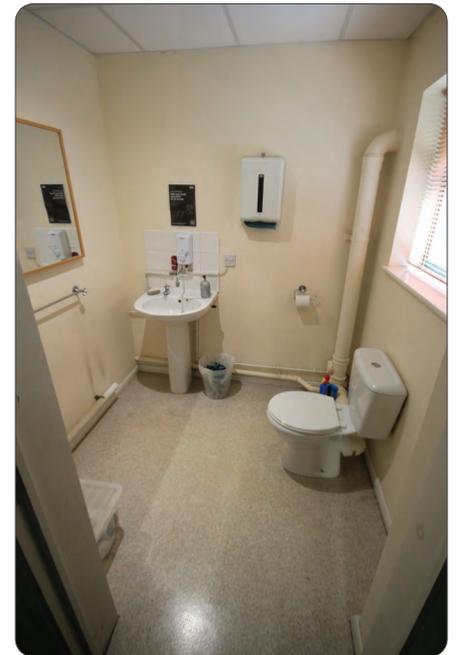
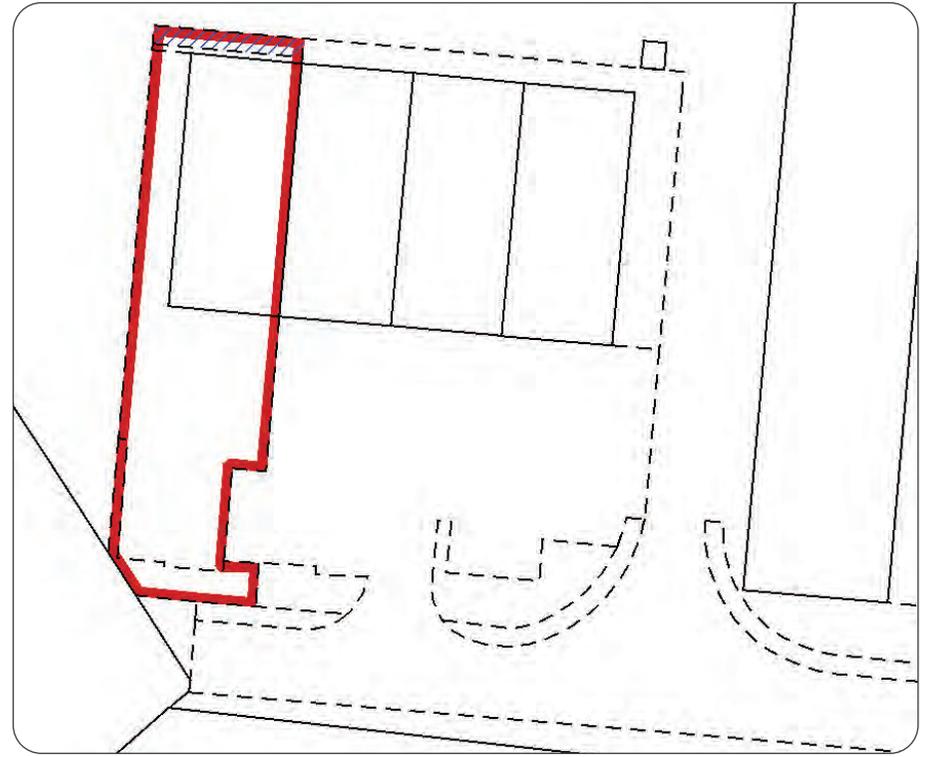
Warehouse	2,754
Ground Offices	334
First offices	390
Total	3,478 sqft (324 sqm)

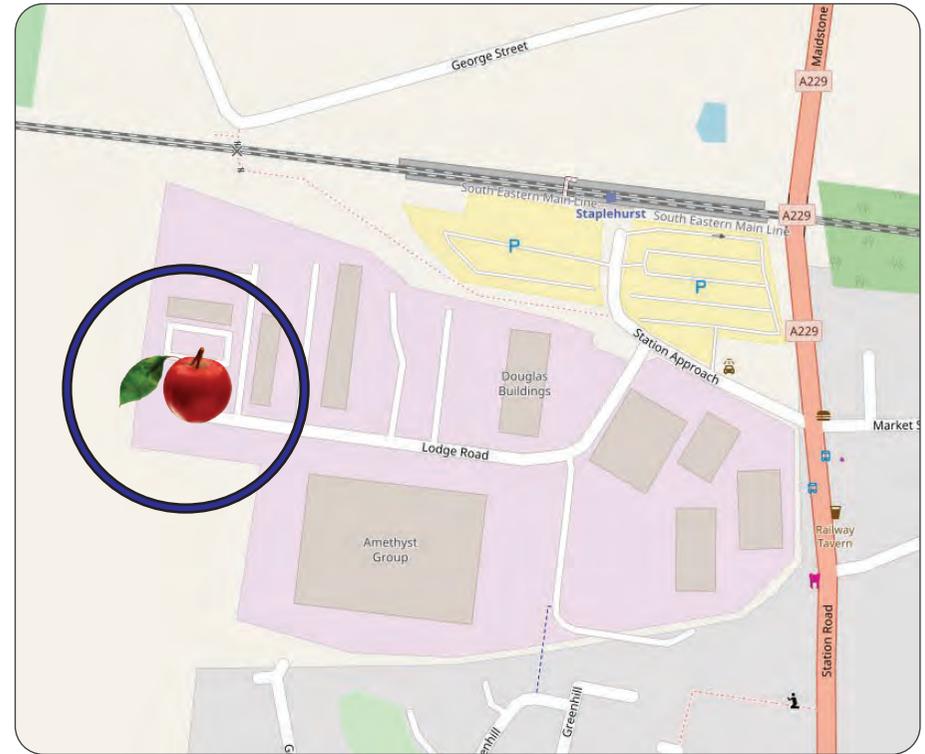
Terms

Freehold for sale at offers in excess of **£550,000** plus vat or may let on terms to be agreed. Business rates payable £14,346 for the year 2023/24 (Rateable Value £28,750).



3,478 sqft






CORE
COMMERCIAL

01892 834483
www.CoreCommercial.co.uk

Neil Mason
Neil@CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk

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.

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