

Warehouse To Let May Sell



**2 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 concrete portal framed unit with block-work to 8 ft and profile steel cladding above. Roof lights. 3 phase power. Both level and dock loading. 12'11" Eaves height (18'5" peak). Integral offices, kitchen and toilets.

Warehouse factory	7 420
Offices & staff	800
Total combined	8 220sqft

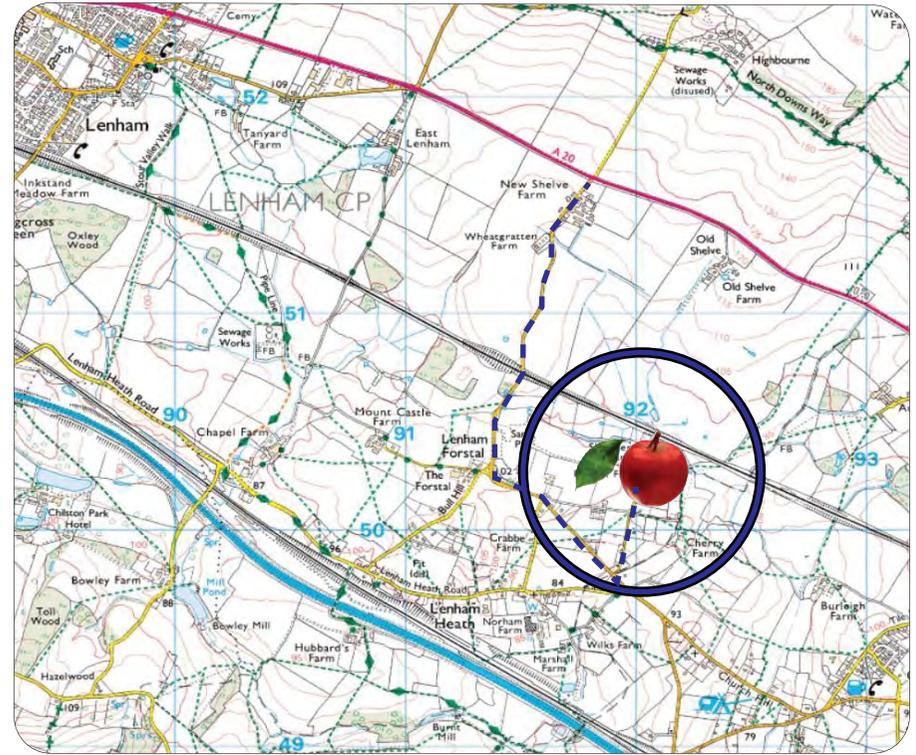
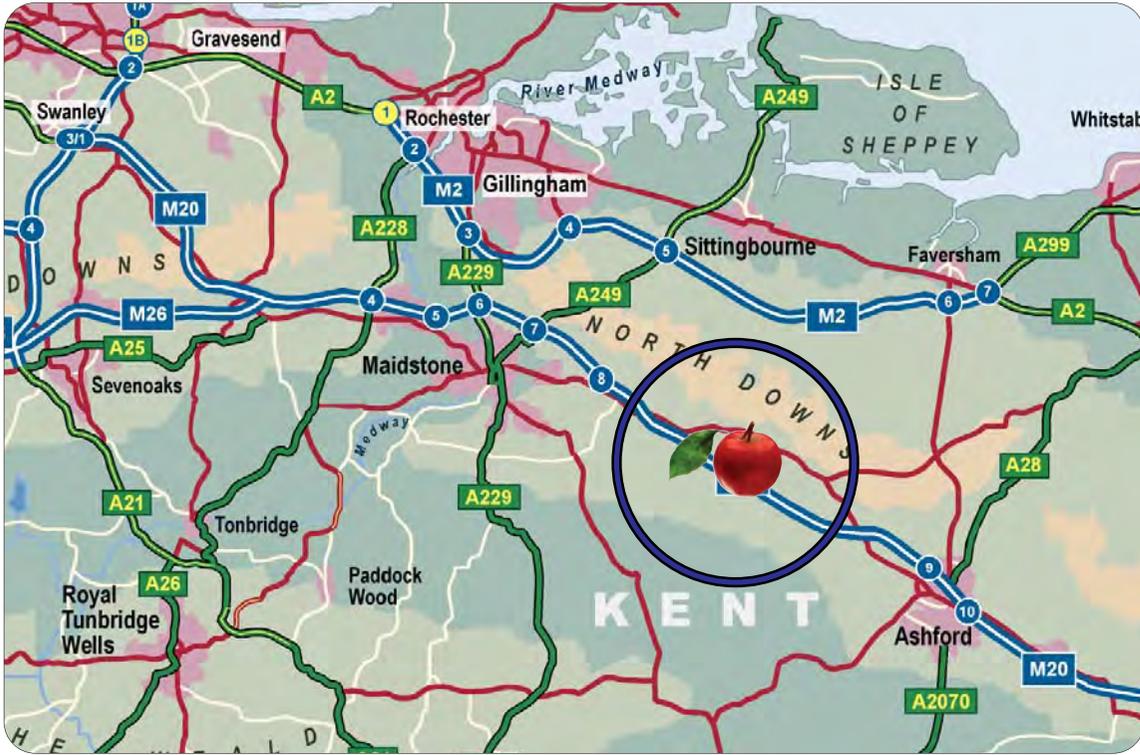
Up to 0.8 acre tarmac yard also available.

Terms

To let on a new lease direct from owners at **£36,990 pa (£4.50 psf)** plus vat. Rates payable for 2017/18 £13,173 pa (Rateable Value £27,500). Yardage available at **£1 per sqft** plus vat.



8,220 sqft




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