

Workshop with Offices To Let



Unit 11a
Warmlake Estate
Maidstone Road
SUTTON VALENCE
Kent ME17 3LQ

Location

Sutton Valence lies about 5 miles south east of Maidstone on the main A247 Maidstone to Headcorn and Tenterden Road. The property is just off the top of Sutton Valence Hill, north of Warmlake Road.

Description

A brick built workshop and store with roller shutter door. Separate office / trade counter. Eaves height 8' rising to 19'. Fluorescent lights. Toilet & amenity area. Insulated roof with roof lights. Excellent car parking.

1,550 sqft

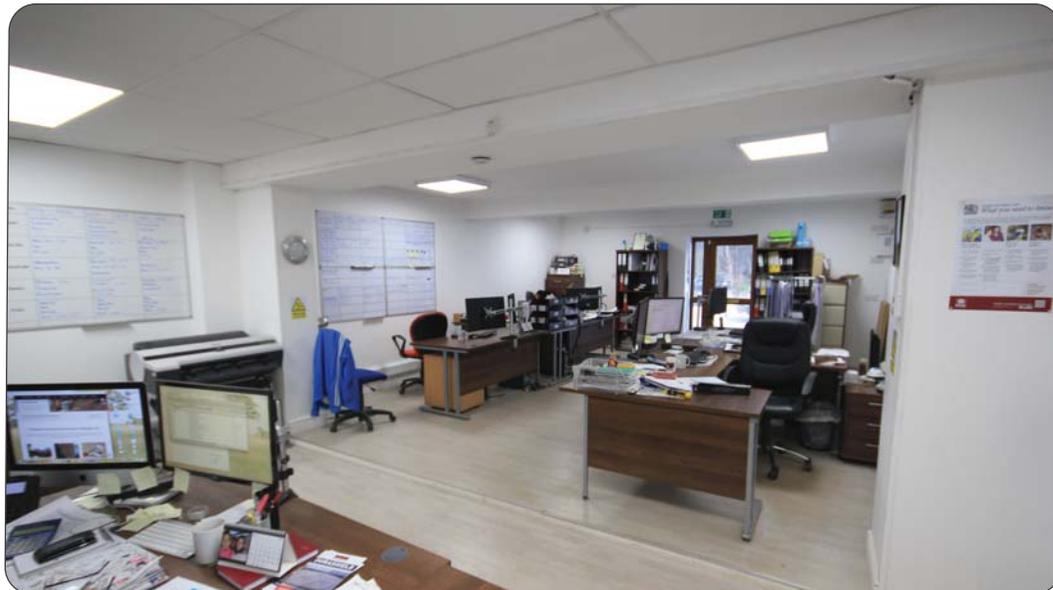
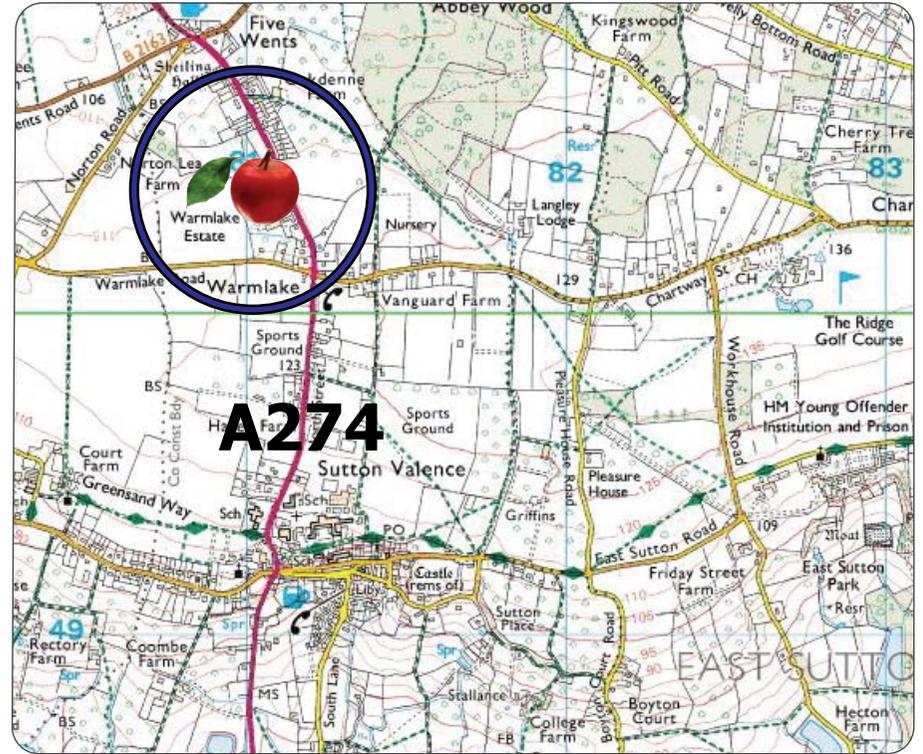
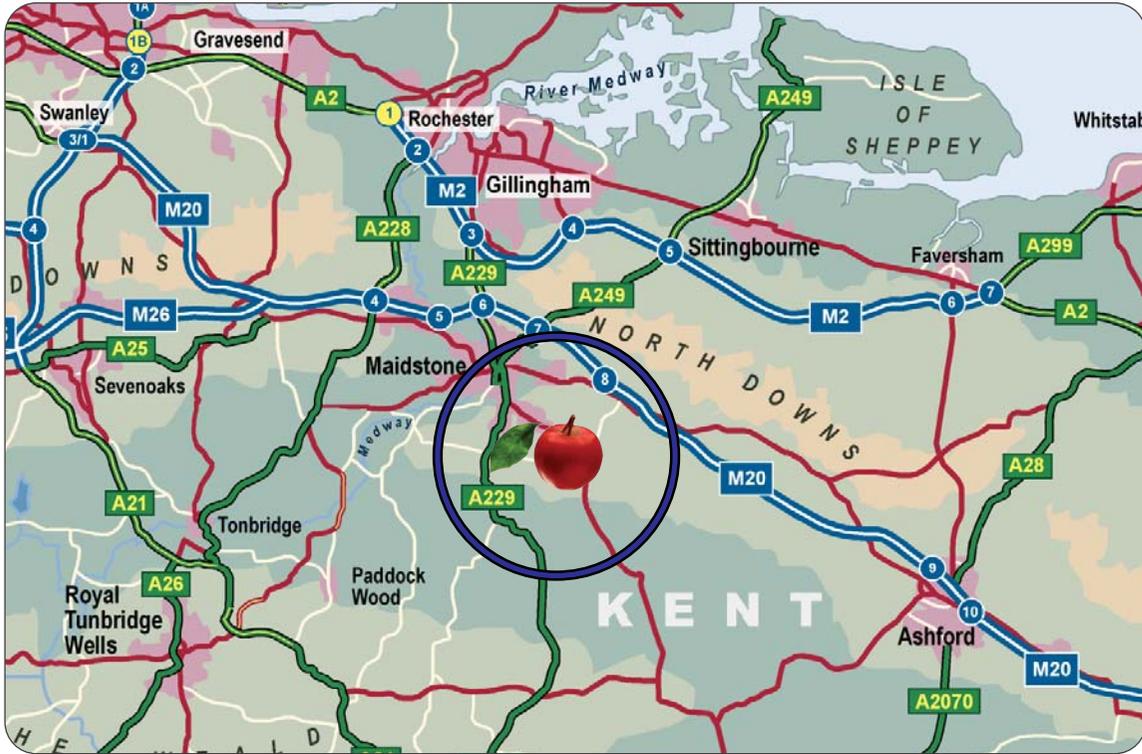
Mezzanine Storage 350 sqft

Terms

To let by way of assignment of existing 6 year lease from October 2016 with review and tenant break option in October 2019. Rent **£7,700** (£5 psf) per annum plus vat. Rates payable 2018/19 £5,916 pa (Rateable Value £12,000). Eligible **Small Business Rates Relief**.



1,550 sqft




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