

# INDUSTRIAL / WAREHOUSE Unit

To Let

## Rent just £4 per sqft

Unit 12, Warmlake Business Estate  
Maidstone Road (A274)

## SUTTON VALENCE

Near Maidstone, Kent ME17 3LQ

### 1,600 sqft



### Location

Sutton Valence lies about 5 miles south east of Maidstone on the main A274 Maidstone to Headcorn and Tenterden road. The property is just off the top of Sutton Valence Hill north of Warmlake Road.

### Description

A end of terrace industrial / warehouse unit with toilet. Height mostly 19ft. Sectional shutter doors. Normal operating hours use restriction. Good car parking.

### Warehouse

**1,617 sqft**  
(150 sqm)

### Terms

To let on flexible terms at rental of £6,500 per annum (£4 psf) plus vat. Rates payable £3,118 pa 2011/12 - (Rateable Value £7,200) There is a service charge for structural and common area maintenance.

### Contact

David Marriott or Neil Mason on **01892 834483**

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