

# Business Unit To Let



**Unit 1 Clinton  
Business Estate  
Lodge Road**

**STAPLEHURST**  
**Kent TN12 0QF**

## 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

A self contained ground floor portal framed warehouse with profile steel cladding and roof lights. Eaves height 17ft (Peak 21ft). Attractive ground floor offices (1st Floor offices are let separately via separate entrance) with laminate flooring, lighting, data cabling, air conditioning, intruder alarm, toilet & kitchen. Fibre broadband available. 3 car parking spaces plus loading area.

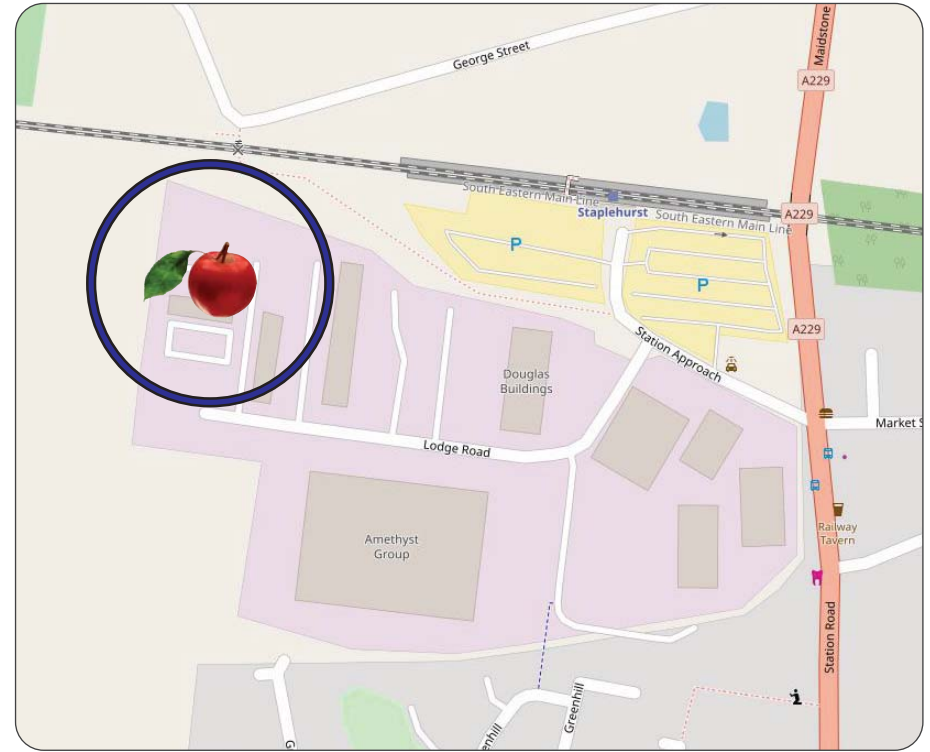
Warehouse	665
Ground Floor Offices	<u>755</u>
<b>Total</b>	<b>1,420 sqft</b>

## Terms

To Let at **£14,000**, plus VAT. Business rates to be reassessed. Likely no business rates if this is your sole commercial property. A rent deposit will be required.



**1,420 sqft**



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