

Refurbished

# Factory / Warehousing For Sale



## Marley Business Estate

Headcorn Road, Smarden

### HEADCORN

Kent TN27 8PJ

#### Location

Headcorn is situated on the A274 Southeast of Maidstone and West of Ashford. The property is located in a rural position on the Marley Farm estate due East of Headcorn

#### Description

A terrace of three adjoining industrial / warehouse units of concrete portal frame construction. 18ft 9ins eaves height. Male & female toilets and kitchen. 3 phase power. Mains water. Units 5 and 6 are well insulated former cold stores (16 ft 3in internal height)

#### Accommodation

<b>Unit 4</b>	<b>Ground</b>	<b>3,070</b>	
	<b>First Off</b>	<b>1,950</b>	<b>5,020</b>
<b>Unit 5</b>	<b>Ground</b>	<b>2,830</b>	
<b>Unit 6</b>	<b>Ground</b>	<b>2,940</b>	
		<b>10,790 sqft</b>	
		<b>(1,002 sqm)</b>	

Secure fenced yard of approx. 20,000 sqft.

#### Terms

For sale freehold (or may let):

Unit 1 £TBA

Unit 2 £TBA

Unit 3 £TBA

or £TBA as a whole

Plus VAT, subject to contract. Rateable values:

Unit 4: £16,500 (pay £6,831), Unit 5: £10,250 (pay £4,244), Unit 6: £10,500 (pay £4,347).

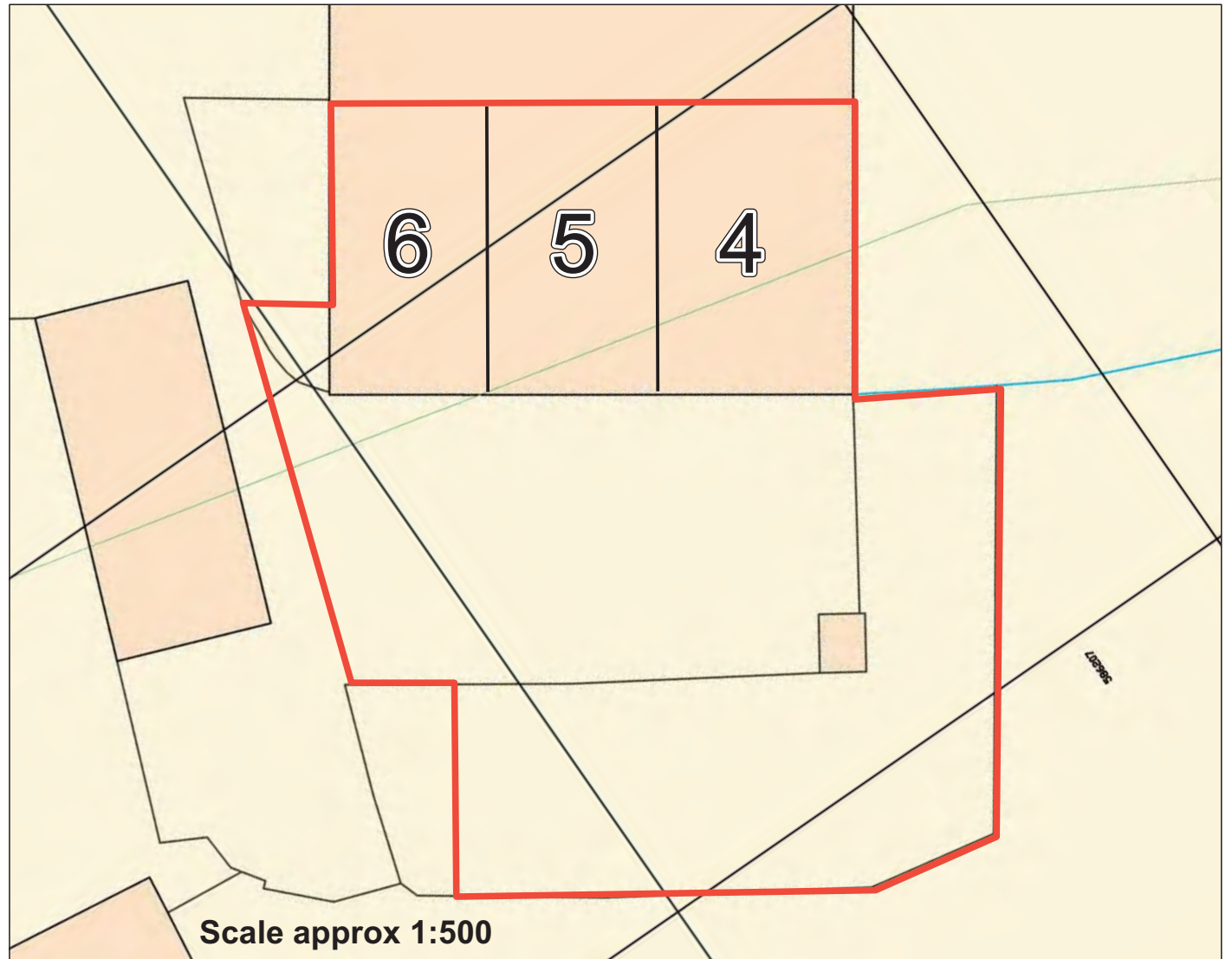
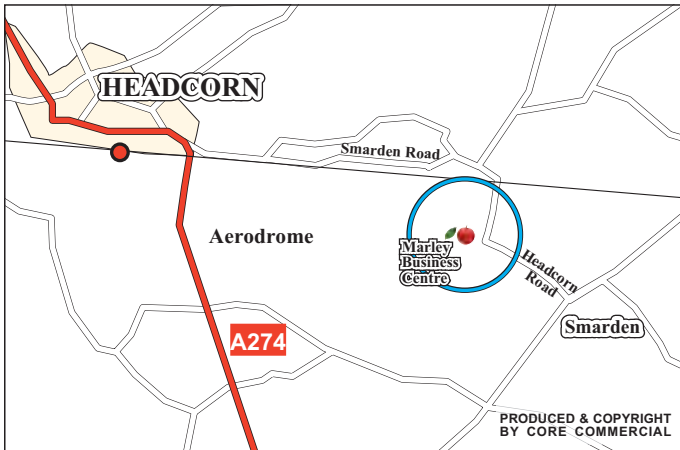


**2,800 to 10,800 sqft**  
**Large secure yard**

Refurbishment works will include new cladding to front elevation



CORE COMMERCIAL



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

**Contact:** David Marriott or Neil Mason  
**01892 834483**  
**www.corecommercial.co.uk**