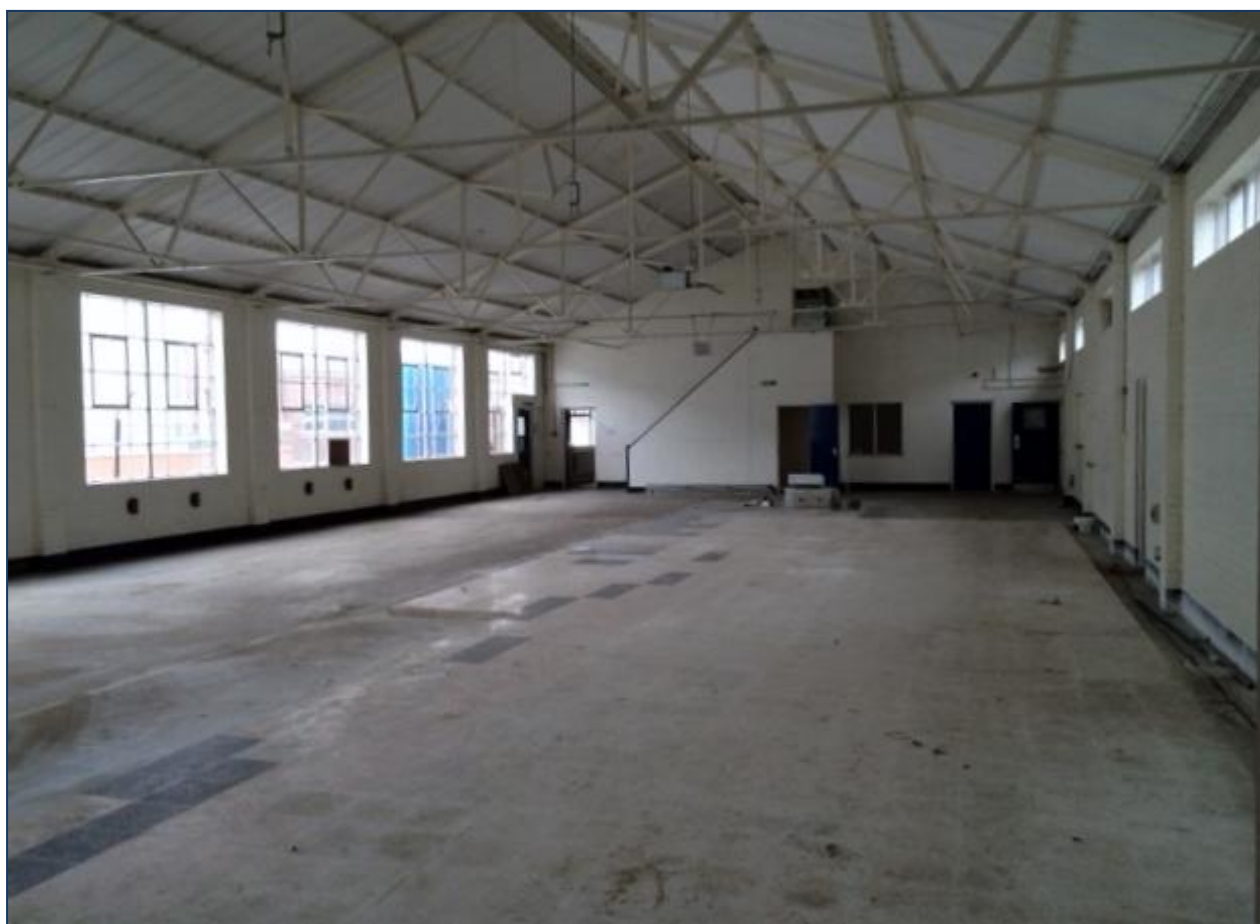


4127/03/15

Warehouse/Storage Unit

TO LET

**20,000 sq ft (1858 sq m) Warehousing
Short Term**



**Station Approach,
Staplehurst,
Kent
TN12 0QN**

2/3 Woodstock Street
London W1C 2AB

Also at: Park Royal, NW10
+44 (0)208 965 2070
Croydon, CR0
+44 (0)208 662 2204

www.grantmillswood.com

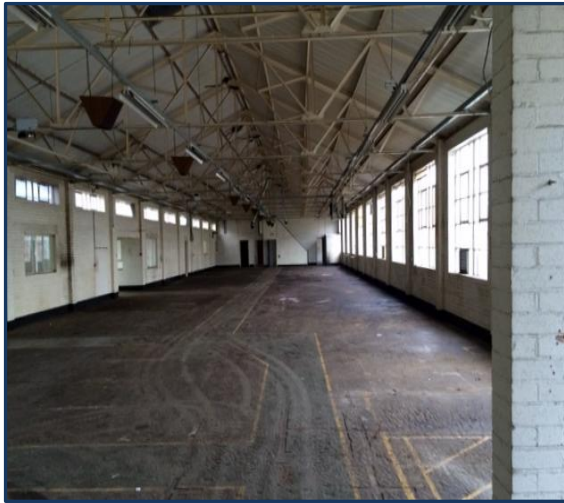
None of the systems, equipment or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. Under the Finance Acts 1989 and 1997, VAT may be levied on the price/rent. We recommend that interested parties establish the VAT implications before entering into any agreement. All prices/rents are exclusive of Stamp Duty Land Tax.

LOCATION

Staplehurst is located some 8.7 miles south of Maidstone with connections to the M20 motorway providing access to the South East ports and the national motorway network.

SITUATION

Station Approach is accessed directly off the A229 and the property is opposite Staplehurst main line station (with access to Central London, Ashford International and the South West).



The approximate height of the buildings to underside of haunch is 3.7m.

TERMS

Flexible leases available for a term to be agreed.

RENT

£3.50 psf exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATES

We understand that the rateable values following a split assessment are £36,154 for the front building and £59,986 for the rear building. The rates payable for 2015/16 would be in the region of £17,824 and £29,573 respectively; however interested parties are advised to make their own enquiries.

EPC

Available on request.

VIEWING

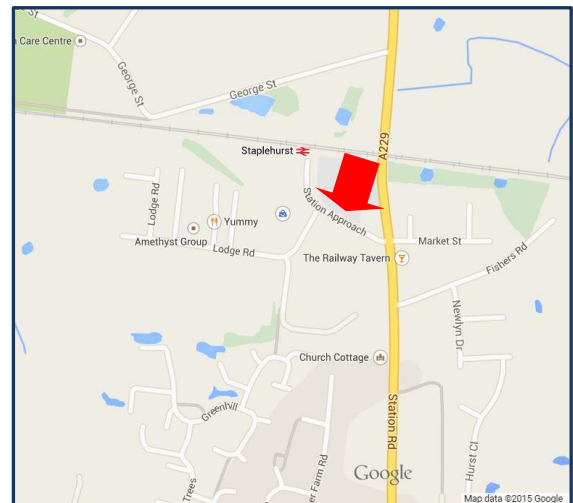
Strictly by appointment with the vendors sole agent Grant Mills Wood (**0207 629 8501**).

PROPERTY

Pending redevelopment the vendor is looking to let four buildings for short term warehouse/storage use.

- **Building 1** – (left hand front) 4,200 sq ft with offices and roller shutter doors to warehouse.
- **Building 2** – (right hand front) 4,200 sq ft with rear loading.
- **Building 3** – (left hand rear) 5,813 sq ft with rear loading.
- **Building 4** – (right hand rear) 5,813 sq ft with rear loading.

The above two buildings are also centrally linked so may be occupied as one or two separate buildings.



RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see <http://www.commercialleasecodeew.co.uk>

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.



