

Available Q1 2025



TO LET Modern Warehouse/Industrial Unit
13,014 sq.ft (1,209 sq.m)

Units 4-7 West Point Business Park, New Hythe Lane, Larkfield, Kent ME20 6XJ

- 1.5 miles from M20, Jct 4
- Min eaves height 6 metres
- 5 metres high roller goods doors

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Areas (Approx. Gross Internal)

Warehouse	9,357 sq.ft	(869.25 sq.m)
GF Offices/Ancillary	1,856 sq.ft	(172.44 sq.m)
FF Offices	1,801 sq.ft	(167.30 sq.m)
TOTAL	13,014 sq.ft	(1,208.99 sq.m)

Description

Modern end of terrace unit of steel portal frame construction with brick work and profile steel clad elevations, under a pitched profile steel clad roof, incorporating 10% roof lights. Externally there is ample parking in the brick pavior yard area. The property benefits from the following:-

- 6m eaves
- 5m high roller shutter goods doors
- Lighting throughout
- Heating to offices
- 3 Phase power

Rent

POA

Business Rates

Rateable Value £130,000 / Rates Payable £66,500

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant.



Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Energy Performance

D (76). Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location

Maidstone, the County town and administrative centre for Kent, is located approximately 35 miles south east of Central London and 40 miles north west of the Channel Ports. West Point Business Park is in Aylesford, 5 miles west of Maidstone and forms part of a long established employment area where occupiers include KCS / KCC, Whirlpool, Menzies, All Saints UK, SIG and Amazon.

The estate is within 1.5 miles of junction 4 of the M20 and 7.5 miles of junction 2 of the M2 via the A228 and therefore is accessible to towns in mid and north Kent as well as to London, the ports of Sheerness and Dover, the Channel Tunnel Rail Link and the national motorway network.

Viewing

Strictly via prior appointment with the appointed agent:



Altus Group

01322 285 588

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