

Unit 7D Lodge Road, Staplehurst Tonbridge, Kent,
TN12 0QY



TO LET

Industrial / Warehouse
1,558 Sq Ft (144.74 Sq M)

- **Secure Gated Estate**
- **3-phase electricity**
- **Rent £16,000 per annum**

Location

Conveniently situated just off the A229 Maidstone to Hastings Road close to the Staplehurst mainline railway station serving London and Ashford International. With all the usual services and amenities and within walking distance of the village of Staplehurst.

Description

TO LET – End of terrace industrial unit with Class E(g)(iii), B2 and B8 uses, situated on a secure gated site adjacent to Staplehurst Station.

Accommodation

The property is of steel portal frame with brick and clad elevations. The property has been measured on a Gross Internal Area (GIA) basis and extends to approximately **1,558 sq ft (144.74 sq m)**.

There is external parking/yard area and the property benefits from 3 phase electricity.

Terms

New full repairing and insuring lease is available for 6 years (or by agreement). 3 yearly upward only rent reviews.

Service charge to cover the common areas.

Lease to be excluded from the Landlord & Tenant Act

Rent

Rent **£16,000 per annum** (exclusive of VAT which will be charged)

Service charge currently £100 per month to cover the upkeep and maintenance of the common areas

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate.

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £13,500 from 1 April 2026.

The multiplier for 2026/2027 is set to be 43.2p in the £.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

EPC

Rating (D) 84

Legal Costs

Each side to bear its own legal and professional costs



VAT

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT), which will be charged at prevailing rate. Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Viewings

Strictly by prior appointment through the Surveyors.



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.