

**UNIT 6-7, THE OLD BREWERY,
BUCKLAND ROAD, MAIDSTONE, KENT,
ME16 0DZ**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

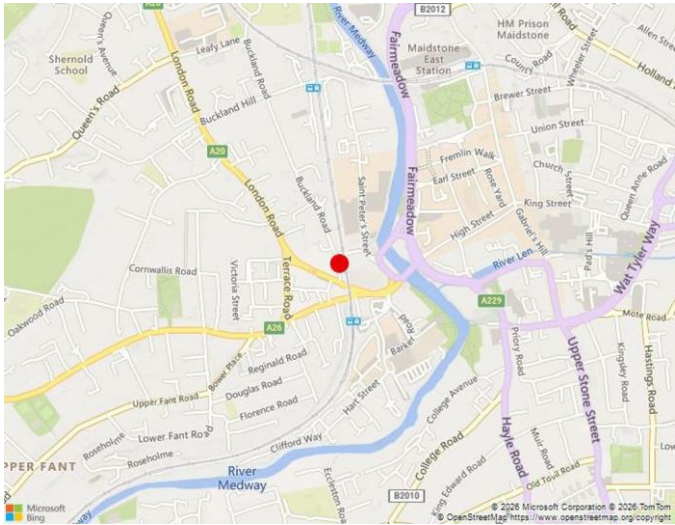


BUSINESS UNIT TO LET IN MIXED-USE ESTATE

- Close to Maidstone Town Centre
- 2 allocated parking spaces plus ample visitor spaces on site
- Located opposite Maidstone West Train Station
- £23,000 per annum

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

The property is located on the A20 London Road/Rocky Hill and Buckland Road giving excellent road frontage and visibility to all traffic heading into Maidstone from the West side of town.

The location gives the site has excellent access to Maidstone Town Centre and J6 of the M20 Motorway and wider motorway network. It is also directly opposite Maidstone West Train Station which has direct services to London and Tonbridge.

Description

To Let – Business unit, most recently used as a trade counter and offices, in popular mixed use development.

Accommodation

The property comprises an open plan ground floor commercial premises, most recently traded as a trade counter. The unit benefits from kitchenette space, W/C facilities and includes 2 allocated car parking spaces plus ample visitor parking.

Total NIA – 1,141 Sq Ft (106.00 Sq M)

Area	Sq M	Sq Ft
Total NIA	106	1,141

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.

EPC

Awaited

Rateable Value

RV £16,250 @ 49.9p in the £
Rates payable £8,108.75 for the year 2025/26

With effect 1st May 2026 the RV is £20,000

Rent/Price

£23,000 Per Annum Exclusive

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

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

Viewing



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