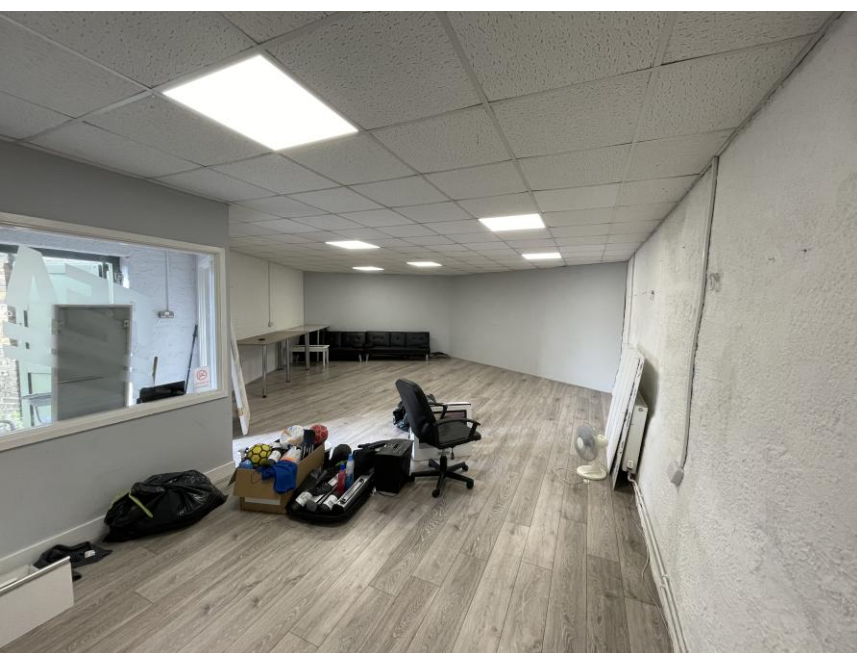


**UNIT 8 THE OLD BREWERY
BUCKLAND ROAD, MAIDSTONE,
KENT, ME16 0DZ**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

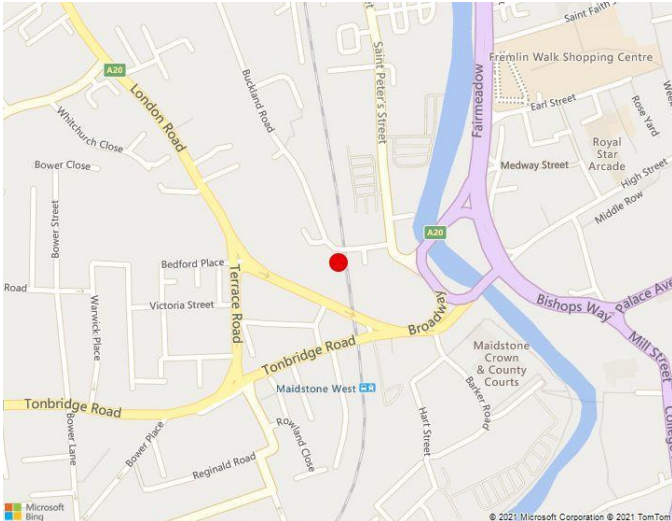


BUSINESS UNIT TO LET

- Located on Mixed Use Estate on the edge of Maidstone Town Centre
- Suitable for a variety of business uses
- On Site Car Parking
- Popular mixed use estate
- £12,500 per annum

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

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Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £9,800.

May be applicable for full small business rates relief, please enquire with Maidstone Borough Council for further details.

Rent/Price

£12,500 per annum exclusive

Terms

To take a new lease by negotiation..

Service charge to cover maintenance and upkeep of the common estate

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). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Thomas Langston

thomas.langston@sibleypares.co.uk



Dominic Barber

dominic.barber@sibleypares.co.uk

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 in popular mixed use development. Benefits from 2 parking spaces.

Accommodation

The property comprises an end of terrace, open plan business unit. The unit benefits from kitchenette space, W/C facilities and includes 2 allocated car parking spaces plus ample visitor parking.

Area	Sq ft	Sq m
Total GIA	580	53.88

EPC

Rating (E) 113



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 themselves 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.