

Millfield Meadow

Forstal Lane, Harrietsham, Maidstone, Kent, ME17 1LB



Secure Yard & Offices TO LET

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Key Features

- 1 Acre Site
- Self-Contained 2-Storey Office
- £95,000 per annum
- Power & Water On Site
- Fibre Broadband Available
- Well Located on A20, London Road, for M20 J8

Description

ONE ACRE SITE WITH STORAGE YARD WITH OUTBUILDINGS / CONTAINER AND DETACHED TWO-STOREY OFFICE BUILDING -- TO LET

The site is a secure, gated and fenced open storage yard of approximately 1 Acre plus well fitted, air-conditioned two storey offices of a further 2,198 sq ft GIA. The yard area has a dry storage building and container and is a mixture of hardstanding and concrete yard area.

It is located with excellent access to the A20 & M20, being approximately 2.5 miles from Junction 8 of the M20 and 6 miles from Maidstone Town Centre.

Accommodation

The property comprises a secure, open yard plus well fitted, air-conditioned two storey offices of a further 2,198 sq ft GIA. The site is securely gated and fenced around its perimeter plus additional gates and barrier at the main entrance from Forstal Lane. The offices are generally open plan with the benefit of built in storage, there is a separate kitchen and WC on each floor offering excellent flexibility. The



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offices benefit from UPVC double glazing, CAT II Lighting, Air-Conditioning, Intruder Alarm and Fibre Broadband is available. There is a cess pit and power on site.

Floor Areas measured on a Net Internal Area basis (offices) are as follows;

Area	Sq Ft	Sq M
GF Offices	1,169	108.60
GF Kitchen	86	7.99
FF Offices	601	55.83
FF Kitchen	56	5.20
Office Total NIA	1,912	177.60
Office Total GIA	2,198	204.20
External Dry Storage GIA	807	75.00
	Sq Ft	Acres
Total	43,170	0.99

We understand that there is a O Licence for 2 vehicles.

EPC

C - 57

Rateable Value

RV £30,500 @ 43.2p in the £

Rates Payable £13,176 for the year 2026/27



Rent

£95,000 per annum, exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

Planning

There is a planning restriction for only storing / stacking up to 3m in height.

The site has planning to allow hours of trade between 7am and 5pm Monday to Friday and 7am to 12 Midday on Saturdays, no trade on Sunday's or Bank Holidays.

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear their own costs

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Location

The property has excellent access to the road networks being situated just to the north of the M20 and the A20 Ashford Road and is accessed directly from the A20 via Holm Mill Lane / Forstal Road.

The site is situated on the edge of Harrietsham Village 2.5 miles from Junction 8 of the M20 with and approximately 6 miles East of Maidstone Town Centre.

what3words location – <https://w3w.co/destiny.statement.shelters>

For all Viewings and Enquiries contact:



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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.



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