

Acorn Yard

Sutton Road, Langley, Maidstone, Kent, ME17 3ND



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Water and Electricity Services
- Workshop & Offices 1,290 sq ft
- £28,500 Per Annum Exclusive

Storage/Builders Yard
TO LET

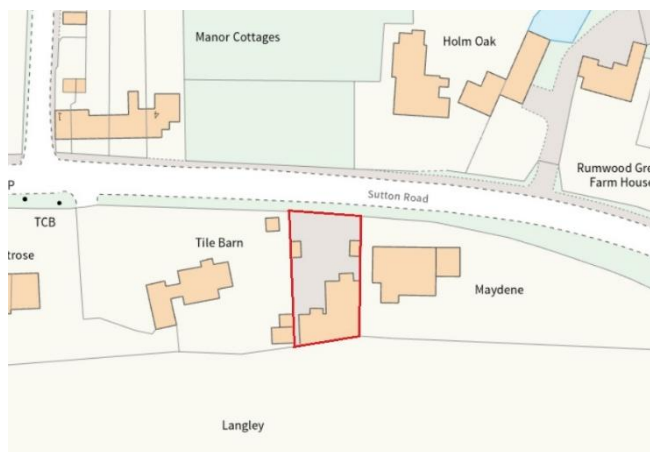
499.8 m² to (5,380 sq ft) approx.

Location

The property fronts the A274 Sutton Road, the arterial road heading south from Maidstone town centre towards Headcorn. The property is 0.7 miles to Bircholt Road (Maidstone Industrial Estate) and 3.5 miles from Junction 8 of the M20 motorway.

What3Words Location -

<https://what3words.com/inquest.enjoy.merely>



Description

The site comprises a level and surfaced storage/builders yard with a timber frame workshop and offices to the rear. The property benefits from steel palisade gates to the front.

Accommodation

The property has the following approximate floor areas:

Description	Area (m ²)	Area (sq ft)
Workshop/Store	77.26	832
Office	42.55	458
Yard	332.59	3,580
Total Site	499.8	5,380

Services

The site is connected to electricity, water and waste supplies.

Terms

The property is available to let by way of a new Full Repairing & Insuring (FR&I) Lease for a term to be agreed.

Rent

Our clients are seeking a rent of £28,500 per annum (exclusive).

Deposit

A suitable rental deposit will be held for the duration of the term.

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

Rateable Value from April 2026 £7,000 @ 43.2p in the £ for the year 2026/27.

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium.

EPC

The property has been assessed within Band C (106).

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.

Legal Costs

Each party are to bear their own legal and professional costs.

Photographs

The photos were taken in August 2026..

Plans and Boundaries

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any proposal.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

Viewings

Strictly by prior appointment through sole agents:

Thomas Langston

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01622 673086

Anastasia Raggett

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