

140-154 Wheeler Street

Maidstone Kent ME14 2UL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Former Trade Counter Unit To Let

140-154 Wheeler Street

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Key Features

- Former Trade Counter
- £72,000 per annum
- New Lease Available Feb 2027
- EPC - '75 C'
- 6m Eaves
- Generous Yard

Location

Former Brandon Tool Hire Unit with Trade Counter, Warehouse and Yard located in close proximity to Aldi and the centre of Maidstone with good access to the M20 at junction 7 (1.3 miles) and junction 6 (1.8 miles)

What3words Location:- [///awake.showed.alien](https://www.what3words.com/awake.showed.alien)

Description

The unit is a detached Industrial Unit with forecourt and secure side yard. 3 no. roller shutters to the side, giving access to the warehouse and access from the front into the trade counter area. The forecourt has an in and out entrance. The eaves of the building are just over 6 ft.

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

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	SqFt	SqM
Trade Counter	1,167	108.39
Warehouse	3,399	315.79
Total	4,566	424.18
Site Area	15,072	1,400.22

Rateable Value

The Rateable Value is £59,000 according to the VOA.

The multiplier for 2026/2027 is set to be 48p in the £

Rent

£72,000 Per Annum Exclusive

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.

EPC

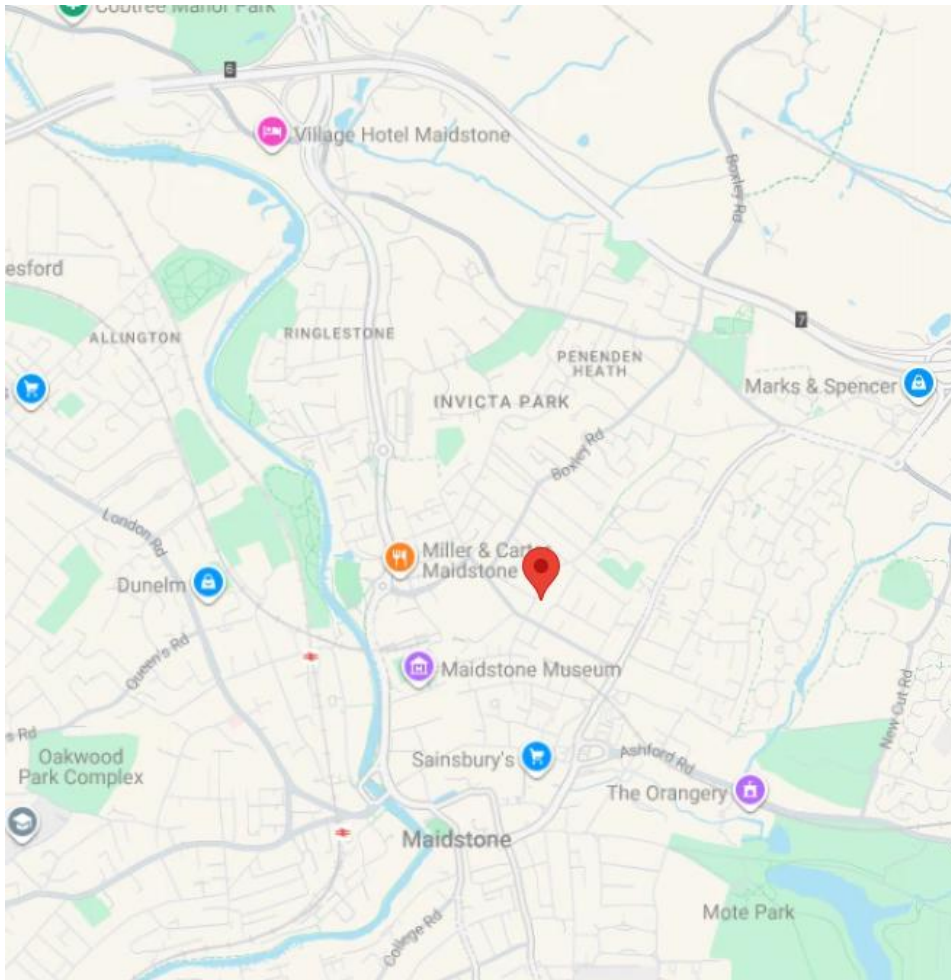
Rating 75 C

Legal Costs

Each side to bear its own legal and professional costs

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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.