

**2A TOVIL HILL, TOVIL,
MAIDSTONE, KENT, ME15 6QS**



SIBLEY PARES

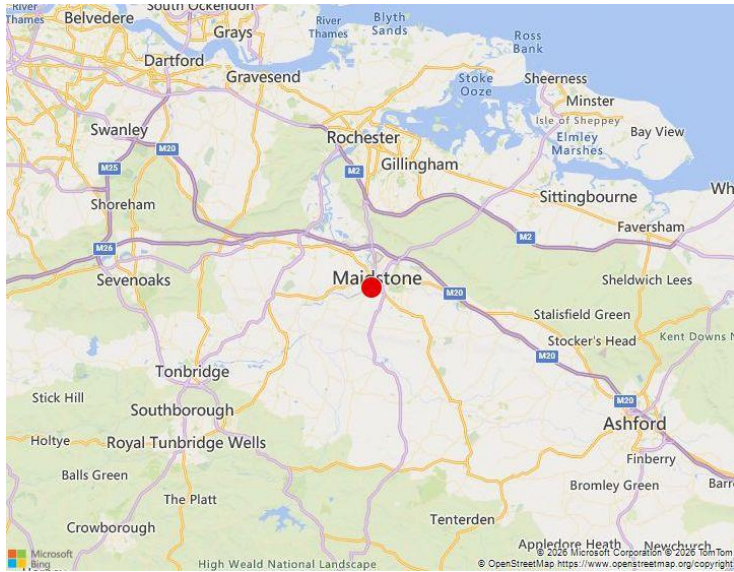
CHARTERED SURVEYORS & ESTATE AGENTS



YARD & WORKSHOPS FOR SALE

- Development Potential (STP)
- Close proximity to Maidstone Town Centre
- 0.13 acre site
- Contains variety of office and workshop units
- Direct access off the B2010

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Location

Located on the B2010 Tovil Hill, approximately 1.2 miles southwest of Maidstone Town Centre. The property is surrounded by a mix of commercial and residential properties. Tovil Industrial Estate is less than 0.5 miles from the site, providing a range industrial occupiers and recycling facilities.

Maidstone benefits from excellent road connectivity via the M20 motorway, with Junctions 6–8 providing access to the wider motorway network. Regular rail services provide connections to London in approximately 1 hour.

Accommodation

The property comprises a collection of single storey workshops / light industrial / office buildings around a central yard / parking area for approximately 6 cars and has a gated entrance off the main road.

The site is suitable for a range of uses, including potential residential development (subject to obtaining necessary consents)

Floor Areas

Right Hand Workshop	85.67 sq m	911 sq ft
Office & Stores	46.96 sq m	505 sq ft
Left Hand Office	30.62 sq m	330 sq ft
Workshop	29.88 sq m	322 sq ft

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.

Tenure

The Freehold is available. The property is held under title no's. K174469 and K570512

Price

Offers in the region of £260,000

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.

Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £14,750. The multiplier for 2026/2027 is 43.2p in the £.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information)

EPC

Left Hand Office & Workshop – D(97)

Right Hand Office & Workshop – D(100)

Legal Costs

Each side to bear their own legal and professional costs

Viewings

Strictly by prior appointment through the Sole Agents:



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