

Challenge Fencing

217-223 Sutton Road, Maidstone, Kent, ME15 9BJ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Industrial / Warehouse FOR SALE / TO LET

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Key Features

- Detached Warehouse With Yard
- 1.146 Acre Site
- 17,435 Sq Ft Building
- Potential For Redevelopment (Subject to Obtaining the Necessary Consents)
- EPC - C Rating
- Trade Counter

Description

DETACHED WAREHOUSE BUILDING WITH SELF-CONTAINED REAR YARD WITH POTENTIAL FOR REDEVELOPMENT

The property comprises a detached two bay industrial unit with a rendered concrete block front elevation and a corrugated asbestos cement roof supported by steel trusses and incorporating roof light panels. The side and rear walls are predominantly clad with asbestos cement sheeting, with the exception of two small sections of brick wall immediately adjacent to the roller shutter door on the rear elevation.

The property provides predominantly open-plan warehouse space with a concrete floor and a central dividing concrete block work wall. To the front of the unit there is a self-contained retail area at ground floor level with ancillary offices and an adjoining workshop which links to the warehouse via an internal roller shutter door. Above the retail space there is a mezzanine area, currently used for storage, and a small staff room.



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At the front of the property there is a forecourt with parking for 11 cars. To the rear, accessed through the main building, there is a sizeable open yard area of approximately 0.65 of an acre surfaced with tarmac and surrounded by a secure concrete panel wall of approximately 2 metres on height. The southern perimeter of the rear yard is bounded by large Norway Maple trees that are subject to Tree Preservation Orders.

Accommodation

The property comprises a detached, double bay industrial unit. currently used as storage with Trade Counter. The two bays vary slightly in height with bay 1 having 4.35m eaves and bay 2 having 4.8m eaves. The property benefits for 3 Phase electricity and gas central heating to the office/trade counter areas. Externally, the rear yard is access through the warehouse and there is also customer parking to the front forecourt.

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

Area	Sq Ft	Sq M
Warehouse	17,203	1,598.16
First Floor Office	231	21.46
Total	17,435	1,619.71

Rateable Value

RV £77,000 @ 48.0p in the £

Rates payable £36,960 for the year 2026/27

EPC

Rating C - 53



Rent / Price

Rent - £165,000 per annum, exclusive, or;

Sale - £1,950,000 for the Freehold with Vacant Possession

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, or;

The property is available Freehold with Vacant Possession

Planning

Class E, B8

Hours of Trade are restricted to 7:30am to 5pm Monday to Friday, 8am to 1pm Saturday and no trade on Sunday's.

Several of the trees in the rear yard have TPO's.

We understand there is a height restriction limiting storage in the rear yard to approximately 3m high

There is potential for alternative uses or redevelopment, subject to obtaining the necessary planning approvals

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 its own legal and professional costs

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Location

The property is located on the Sutton Road (A274), the main arterial road heading southeast out of Maidstone town centre towards Sutton Valence, Headcorn and Tenterden. The property is primarily surrounded by residential housing, and directly opposite the Kent Police Headquarters, there is also a good mix of commercial within a few hundred meters including Morrisons supermarket, KFC, veterinary clinic. The site is also within 1 mile of Bircholt Road which is effectively Maidstone Industrial Estate. The property benefits from excellent road frontage.

What3Words Location:- <https://w3w.co/fumes.tour.hunter>

Anti-Money Laundering Regulations

To comply with UK Anti-Money Laundering Regulations, Sibley Pares is required by law to verify the identity and proof of funds of all buyers / tenants. Photographic ID, proof of address, and source of funds documentation must be provided before a sale/letting can be formally agreed or a Memorandum of Sale issued. We appreciate your cooperation to avoid delays.

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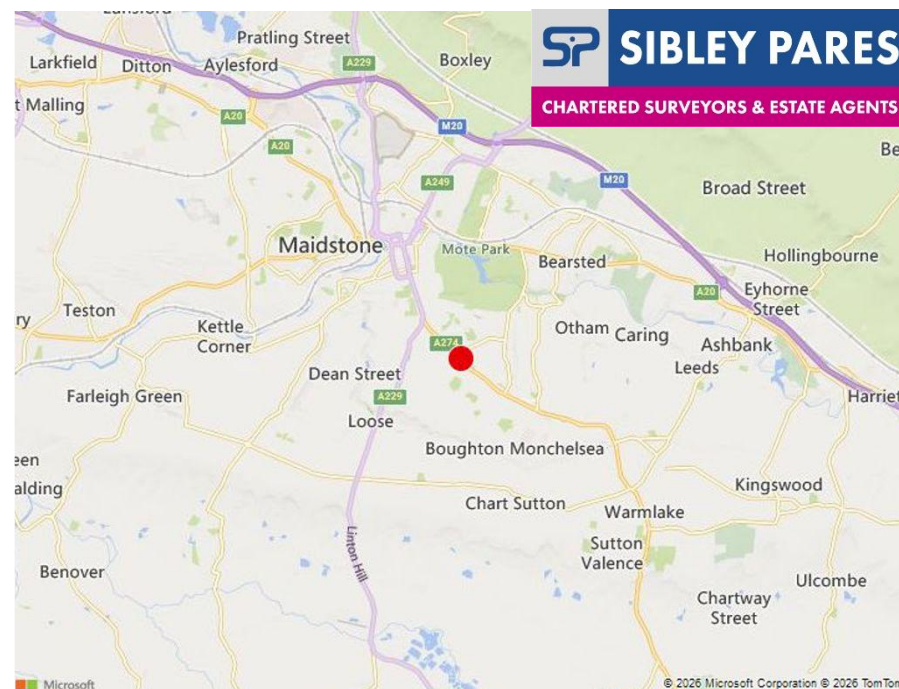
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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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