



Unit 1 Mill Place

Platt Industrial Estate, Maidstone Road, Sevenoaks, TN15 8FB

**TO LET - Warehouse /
Industrial Unit with offices
within 1 mile of M26/M20**

21,829 sq ft
(2,027.98 sq m)

- Double doors covered loading bay
- 3 bay warehouse
- LED Lighting throughout
- 3 phase power
- 23 car parking spaces
- Good access to motorway network

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Summary

Available Size	21,829 sq ft
Passing Rent	£129,200 per annum
Rates Payable	£71,040 per annum The tenant is responsible for paying business rates direct to Tonbridge & Malling Borough Council.
Rateable Value	£148,000
Service Charge	There is a service charge for the upkeep of the common parts of the building and estate. Further information upon request.
VAT	VAT is applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

The property is part of Mill Place Estate which comprises of 9 units. Unit 1 is the front corner unit as you approach the estate with ground floor offices, entrance to the front and loading to the rear. The property comprises of a part brick, part metal sheet cladding elevation under a 3 bay steel portal frame warehouse under a pitched insulated roof. The warehouse benefits from LED lighting, heating, double concertina loading doors. The offices are to front of the property via a share entrance which is accessed controlled. The offices benefit from LED lighting, double glazed window, air conditioning, kitchen and staff break out area and separate WC's. Externally there is parking for 23 vehicles and loading is to the rear.

Location

The property is situated on the established Platt Business Estate, St Marys Platt and is access via the A25 Maidstone Road. Junction 2a of the M26 is within 1 mile providing access to the M25 west and M20 eastbound to channel ports and trains. Junction 2 M20 is within 2 miles north, providing access to Central London and M25 north.

St Mary Platt is located circa 7 miles east of Sevenoaks and 11 miles west of Maidstone. Borough Green railway station is within 1 mile providing regular services into London station within 30 minutes.

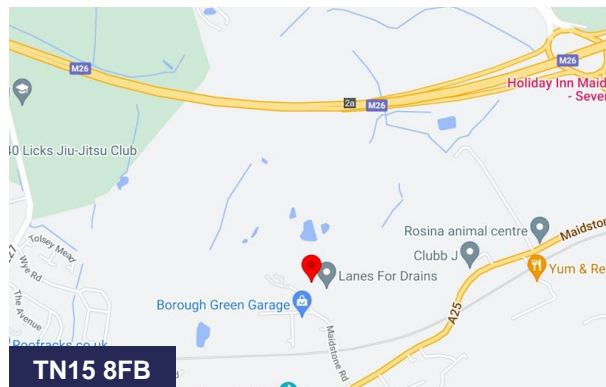
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Loading Bay	17,963	1,668.82
Ground - Offices / Amenities	2,935	272.67
Mezzanine - Office / Store	931	86.49
Total	21,829	2,027.98

Terms

The property is available by way of an assignment of the existing 10 year lease from 9th May 2023 which has a tenant only break clause 8th May 2028. Consideration will be given to a shorter term sublease until May 2028 either on the whole or part (subject to Landlords consent).



Viewing & Further Information



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