



Unit 3

Farleigh Retail Park, Farleigh Hill, Tovil, Maidstone, ME15 6RQ

Retail warehouse with secure yard

4,821 sq ft
(447.89 sq m)

- Class A1 / E Planning consent
- Full height concertina loading door
- 24 hour access
- 3 phase power
- Secure gated yard
- Lighting

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Summary

Available Size	4,821 sq ft
Rent	£35,500 per annum . Rent payable quarterly in advance and exclusive of any other outgoings
Rates Payable	£11,280 per annum The tenant to pay the business rates direct to Maidstone Borough Council.
Rateable Value	£23,500
Service Charge	N/A
VAT	VAT is applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Description

A semi detached unit of steel portal frame with part brick and part profile metal cladding under an insulated pitched roof. The property benefits from 18ft eaves, a full height concertina door, lighting, mezzanine floor and ancillary offices/tea point. Externally there is a secure gated yard to the left hand side of the unit which includes an external store of upvc elevations and a felt roof and includes electric supply/lighting. Parking is to the front and within the yard.

Location

The property is situated on Farleigh hill (B2010) which connects Maidstone and East Farleigh and is approximately 1 mile south of Maidstone town centre. The estate comprises of two detached retail warehouse units and other local occupiers include Jewson builders merchants, HSL, Tesco and Lidl.

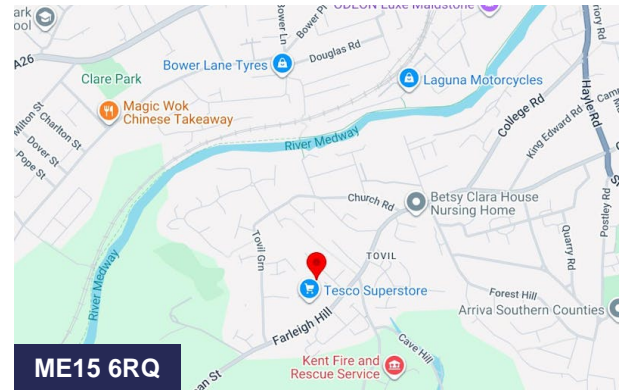
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Offices	2,825	262.45
Mezzanine - Store	1,311	121.80
Ancillary - External Store	685	63.64
Total	4,821	447.89

Terms

The property is available on a new lease for a term to be agreed and the Landlords will require a minimum 3 month rent deposit.



Viewing & Further Information



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