

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk



Industrial Unit on popular estate with storage mezzanine - TO LET

2467 sq ft

**UNIT 15, THE ALDERS
INDUSTRIAL ESTATE SEVEN
MILE LANE, MEREWORTH,
MAIDSTONE, KENT, ME18 5JG**

LOCATION

Ideally located providing excellent access to the M20/M26 Junction 2a (via Seven Mile Lane) leading to the motorway network, Tonbridge, Tunbridge Wells, Sevenoaks and Kings Hill.

DESCRIPTION

To Let – Industrial Unit on popular estate with good links to the motorway network.

ACCOMODATION

<u>Area</u>	<u>Sq Ft</u>	<u>Sq M</u>
GIA	1,947	180.88
Storage Mezzanine	520	57.59

Two offices
Ladies and Gents WC's
Kitchenette
4.7m Eaves
Electric Storage Heaters
3 Phase Electricity
\
/

RENT

£17,500 per annum exclusive

RATEABLE VALUE

RV £15,000 @49.9p in the £.

LEASE TERMS:

New full repairing and insuring lease is available on terms to be agreed.

VAT

VAT is applicable on all costs.

LEGAL COSTS

Each party to be responsible for their own legal costs.

52 High Street, Tunbridge Wells, Kent, TN1 1XF

Commercial Property Agents

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

VIEWING

BROADLANDS COMMERCIAL PROPERTY AGENTS

01892 512422

Email: shane.raggett@broadlands.co.uk

SIBLEY PARES

01622 673086

Email:- phil.hubbard@sibleypares.co.uk or

matt.sadler@sibleypares.co.uk

52 High Street, Tunbridge Wells, Kent, TN1 1XF

Commercial Property Agents

Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

Energy performance certificate (EPC)

Unit 15, The Alders
Seven Mile Lane
MAIDSTONE
ME18 5JG

Energy rating

E

Valid until 25 February 2031

Certificate number

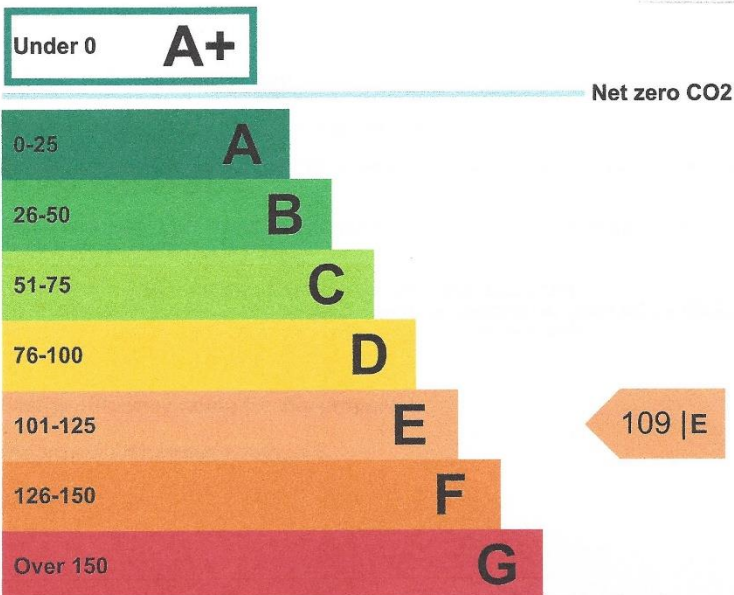
0012-1675-9679-0918-8358

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

256 square metres



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

52 High Street, Tunbridge Wells, Kent, TN1 1XF

Commercial Property Agents

Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.