



CONVERTED BARN PROVIDING MODERN GROUND AND FIRST FLOOR OFFICES WITH CHARACTER. AMPLE PARKING.

2,275 Sq Ft (211.35 Sq M)

**THE BARN, LESTED FARM, PLOUGH WENTS ROAD, CHART SUTTON,
MAIDSTONE, KENT ME17 3SA**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

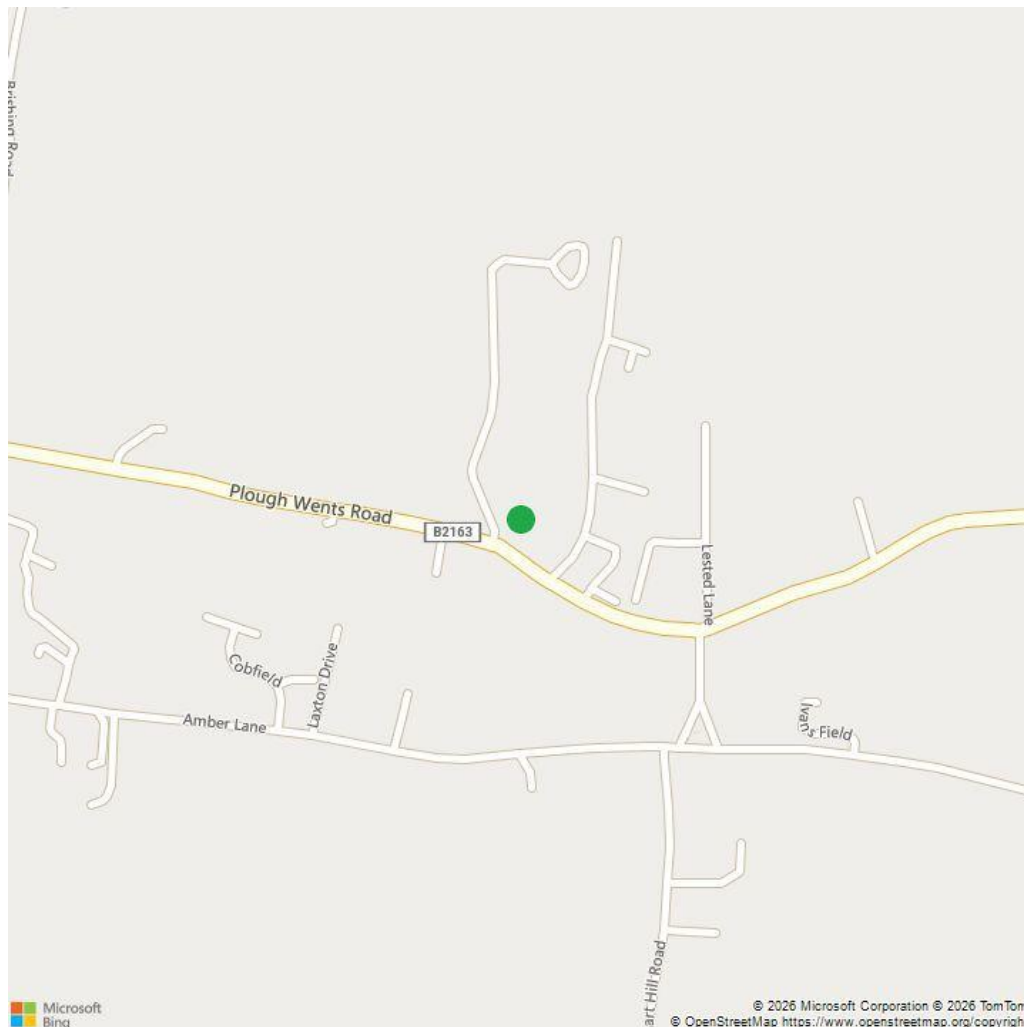


LOCATION:

The premises are situated at Lested Farm just off Ploughwents Road (B2163) between Boughton Monchelsea and Warmlake, close to the junction with Sutton Road (A274)

There are a number of train stations within a 5 mile radius providing regular services to Central London such as Headcorn and Hollingbourne. Buses are also within walking distance providing services to Maidstone and Grafty Green.

Shopping facilities and other amenities can be found in the county town of Maidstone which is approximately 6 miles to the north.



DESCRIPTION:

The property comprises an attached converted barn arranged as modern character offices on ground and first floors with ample on-site car parking.

The ground floor comprises a reception, main office and a cellular room with a glazed partition. There 2 WCs in the main space plus a kitchen and two further WCs in the annex

The First floor offices are mainly open plan with a separate meeting room to the front of the building and glazed partition office to the rear incorporating a kitchen.

The property is centrally heated and part air conditioning.

Please note that the property can be let as a whole or consideration will be given to letting both the ground floor and first floor separately.

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ACCOMMODATION:

All areas are approximate and net internal

Ground Floor - 1268 sq ft (117.85 sq m)
plus lobby with Kitchenette - 62 sq ft (5.78 sq m)

First Floor

Main office - 649 sq ft (60.3 sq m)
Front office - 231 sq ft (21.4 sq m)
Office incorporating kitchen - 252 sq ft (23.4 sq m)

Ground Floor Total: 1330 sq ft (123.63 sq m)

First Floor Total: 1132 sq ft (105.1 sq m)

Total: 2,462 sq ft (228.73 sq m)

TERMS:

The property is available to let on a new fully repairing and insuring Lease or Licence. Terms to be agreed

RENT/PRICE:

£32,000 per annum exclusive plus VAT.

LEGAL COSTS:

Each party to be responsible for their own legal costs in relation to the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that their intended use of the property complies with the relevant planning permission and building regulations in force at the time of purchase or letting.

BUSINESS RATES:

Description: Offices and premises

Rateable Value (2026): Ground Floor - £19,750; First Floor - £14,250

UBR in £ (2026-27): 43.2p

Rates Payable: Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12,000 may qualify for full relief.

Contact the Local Authority for further information.

£34,000

£14,688

EPC:

The Energy Performance Asset Rating for this property is The EPC for this property is available as a separate download from Harrisons website.

VIEWING:

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1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

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