



Land At Lodge Road, Lodge Road, Staplehurst TN12 0QW

**TO LET  
FOR SALE**

Subject to Planning, Employment Land  
Opportunity

**5.09 Acres  
(2.06 Hectares)**

# Land At Lodge Road, Lodge Road, Staplehurst TN12 0QW

## DESCRIPTION

Subject site will be accessed via the existing industrial area of Lodge Road and is situated behind existing industrial accommodation.

The site (identified as the area outlined 'red' above) is within the adopted Staplehurst Neighborhood Plan showing the site as "new employment" within an Industrial Use Zone.

Expressions of interest are sought either for part or the site as a whole.

- ✓ 2.06 Hectares
- ✓ (5.09 Acres)
- ✓ Industrial Zoned Land
- ✓ Industrial Location
- ✓ 0.2 miles to Staplehurst Station

## LOCATION

Situated in the town of Staplehurst adjacent to existing Industrial accommodation, 0.2 miles from Staplehurst Train Station.

Located in Kent, approximately 9 miles south of Maidstone, where the M20 provides connections east and west to Folkstone and the M25 respectively, thereafter to junctions 1 or 3 of the M25 providing access to London and national road connections.

## ACCOMMODATION

Gross Internal Areas	Acres	Hectares
Site	5.09	2.06
<b>Total</b>	<b>5.09</b>	<b>2.06</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

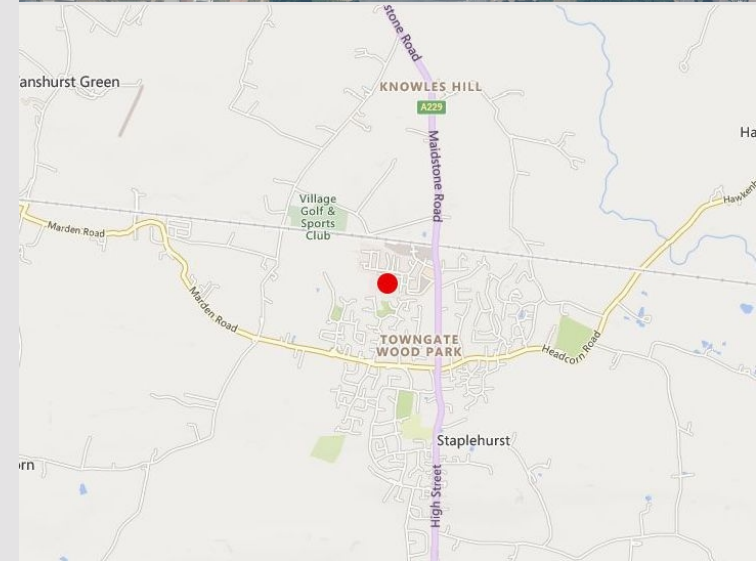
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Contact agents directly for more information.

**EPC** Not Applicable



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Regulated by RICS 02-Dec-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
Hampton**

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