



**NEW INDUSTRIAL UNITS AND OFFICES**

# FOR SALE/TO LET

NEW INDUSTRIAL UNITS & OFFICES  
APPROX 1,615 – 170,749 SQ FT  
(150 -15,863 SQ M)  
TO BE CONSTRUCTED

POTENTIAL FOR BESPOKE  
BUILDING/DESIGN & BUILD  
SUBJECT TO PLANNING  
ALL PLANS ARE FOR INDICATIVE  
PURPOSES ONLY

**LODGE ROAD  
STAPLEHURST  
KENT  
TN12 0RX**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754

E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)

[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



## LOCATION

Staplehurst is approximately 8 miles south of Maidstone and within easy access of Junction 8 of the M20 serving the Channel Ports, the M25 and the rest of the National Motorway Network.

Lodge Road is the principal commercial area of Staplehurst and is accessed via Station Approach just a short distance off the main A229. Staplehurst Station provides a frequent service to London Bridge and Charing Cross.

## DESCRIPTION

A new development to comprise 56-two storey industrial and office units.

## SPECIFICATION

Please contact Bracketts on 01732 350503.

## TENURE

Option 1 – Freehold / Virtual Freehold.

Option 2 – New Full Repairing and Insuring Leases for a term to be agreed.

## GUIDE PRICE / RENTS

Information available upon request.

We understand that purchase price or rent will attract VAT.

## ACCOMMODATION

| Unit No. | SQ M | SQ FT | Unit No. | SQ M | SQ FT |
|----------|------|-------|----------|------|-------|
| 1        | 430  | 4,629 | 29       | 300  | 3,229 |
| 2        | 390  | 4,198 | 30       | 300  | 3,229 |
| 3        | 430  | 4,629 | 31       | 300  | 3,229 |
| 4        | 635  | 6,835 | 32       | 162  | 1,744 |
| 5        | 880  | 9,472 | 33       | 162  | 1,744 |
| 6        | 245  | 2,637 | 34       | 162  | 1,744 |
| 7        | 245  | 2,637 | 35       | 255  | 2,745 |
| 8        | 335  | 3,606 | 36       | 255  | 2,745 |
| 9        | 480  | 5,167 | 37       | 255  | 2,745 |
| 10       | 230  | 2,476 | 38       | 300  | 3,229 |
| 11       | 230  | 2,476 | 39       | 300  | 3,229 |
| 12       | 335  | 3,606 | 40       | 255  | 2,745 |
| 13       | 510  | 5,490 | 41       | 255  | 2,745 |
| 14       | 360  | 3,875 | 42       | 240  | 2,583 |
| 15       | 615  | 6,620 | 43       | 240  | 2,583 |
| 16       | 815  | 8,773 | 44       | 162  | 1,744 |
| 17       | 162  | 1,744 | 45       | 162  | 1,744 |
| 18       | 150  | 1,615 | 46       | 340  | 3,660 |
| 19       | 150  | 1,615 | 47       | 340  | 3,660 |
| 20       | 150  | 1,615 | 48       | 255  | 2,745 |
| 21       | 150  | 1,615 | 49       | 255  | 2,745 |
| 22       | 150  | 1,615 | 50       | 240  | 2,583 |
| 23       | 150  | 1,615 | 51       | 240  | 2,583 |
| 24       | 150  | 1,615 | 52       | 150  | 1,615 |
| 25       | 187  | 2,013 | 53       | 150  | 1,615 |
| 26       | 187  | 2,013 | 54       | 240  | 2,583 |
| 27       | 187  | 2,013 | 55       | 200  | 2,153 |
| 28       | 300  | 3,229 | 56       | 150  | 1,615 |



## VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503.**

Contact:

Jeffrey Moys  
Email: [jeff@bracketts.co.uk](mailto:jeff@bracketts.co.uk)

Or

Dominic Tomlinson  
Email: [Dominic.tomlinson@bracketts.co.uk](mailto:Dominic.tomlinson@bracketts.co.uk)

28.06.21

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

