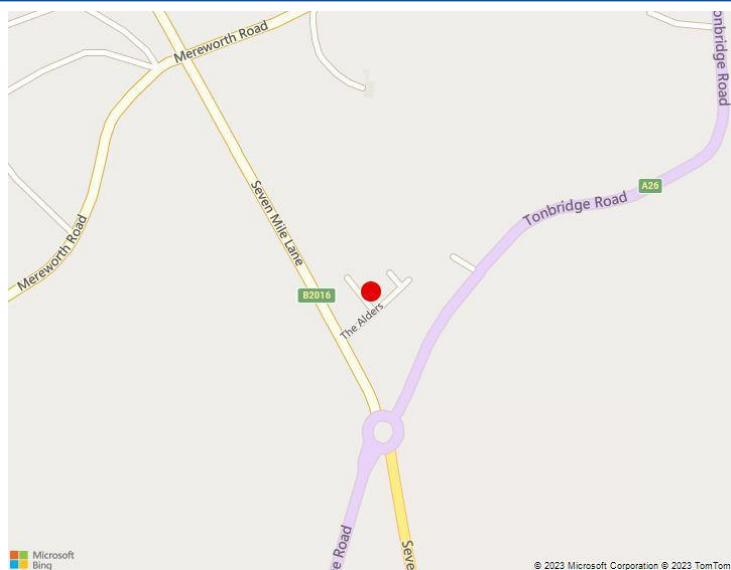




INDUSTRIAL UNIT TO LET

- Class E, B2 and B8 Use
- 6m Eaves (19.68 ft)
- 3 Phase Electricity
- Frontage to Seven Mile Lane
- Good motorway connectivity

UNIT 2, THE ALDERS, SEVEN MILE LANE, MEREWORTH, KENT, ME18 5JG



Location

The property offers excellent access to the motorway network, being approximately 4 miles from M20/M26 Junction 2a. The property is also well situated for access to Maidstone, Tonbridge, Tunbridge Wells and Sevenoaks.

Drive Times	Miles	Mins
Junction 2a M26	4.1	7
Maidstone	7.5	18
Tonbridge	6.7	16

Description

TO LET – Mid-terrace industrial unit with main road frontage to Seven Mile Lane.

The unit benefits from Class E, B2 & B8 use.

Accommodation

Comprises a steel portal frame warehouse unit of 2,675 sq ft with pitched roof incorporating roof lights. There is a mezzanine of 473 sq ft to the rear of the unit.

The eaves height is approx. 6m (19.68 ft).

The unit also benefits from a roller shutter door, shared forecourt and 3 phase electricity.

The unit extends to approx. floor areas based on GIA.

Warehouse	2,675 sq ft	(248.5 sq m)
Mezzanine	473 sq ft	(43.94 sq m)
TOTAL GIA	3,148 sq ft	(292.46 sq m)

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

Rent

£29,500 per annum exclusive

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £27,000 from 1 April 2026.

The multiplier for 2026/2027 is set to be 43.2p in the £.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Service Charge

Service charge to cover the upkeep and maintenance of the common estate

EPC

C 75

Viewing

All viewings to be arranged through the agents:



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Phil Hubbard

phil.hubbard@sibleypares.co.uk



Subject to contract

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.