

UNIT 4 PLATT INDUSTRIAL ESTATE, MAIDSTONE ROAD, ST MARY'S PLATT, WROTHAM, KENT, TN15 8JL

**INDUSTRIAL/WAREHOUSE UNIT WITH FENCED & GATED YARD
WITHIN 1 MILE OF JUNCTION2, M20- TO BE REFURBISHED**

TO LET

**6,183 SQ FT (574 SQ M) plus 2,888 SQ FT (268 SQ M)
Mezzanine - to be removed unless otherwise agreed**

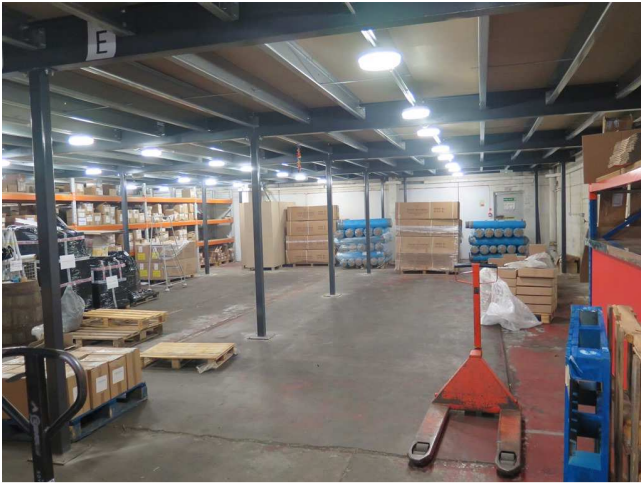


External View of Unit 4

LOCATION:

This well established business estate is located in St Mary's Platt on the A25, just 5 minutes drive from Junction 2 of the M20.

Wrotham is conveniently located 7 miles east of Sevenoaks and 11 miles west of Maidstone, on the north side of the A25. The Estate is situated directly off the A25 just 1 mile south of Junction 2 of the M20.



Internal View Ground Floor



Fenced and Gated Yard

DESCRIPTION:

Platt Industrial Estate is a well-established business estate with occupiers including Kentinental Limited, AFI Uplift Ltd etc.

Unit 4 comprises a mid-terrace unit within a block of 7 similar units each with their own loading and parking area to the front. The property is of steel portal frame construction with sheeted asbestos roof with first floor offices and a mezzanine.

The warehouse has a 5.8m eaves and a large roller shutter loading door of 4.4m width and 4.2m height.

At ground floor there is a small reception with toilet off leading out to offices/stores. There is a second toilet and kitchen accessed from the warehouse.

There is a large mezzanine to the rear half of the warehouse, which the Landlord proposes to remove.

At first floor, accessed via a staircase, there are offices as part of the original building with further mezzanine offices added at a later date.

There is a dedicated external yard with 2.5m palisade fencing accessed via a 4.5 wide single gate. Currently as Unit 3 & 4 have operated as one unit, the two yards have been combined - it is proposed that a dividing fence between the two yards is put in.

AMENITIES:

- Located within 1 mile of Junction 2 M20.
- Large roller shutter loading door of 4.4m width & 4.2m height.
- Male & female toilets, and kitchenette.
- Ancillary offices at ground and first floor.
- 19ft (5.8m) eaves height.
- Good functional space.
- Existing large mezzanine to be removed
- TO LET ON TERMS TO BE AGREED
- IMMEDIATELY AVAILABLE

ACCOMMODATION:

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Area Basis, as set out down below:

UNIT	FLOOR	AREA SQ FT	AREA SQ M
4	Ground	4,884	454
	First – original	612	57
	First - mezzanine	687	64
TOTAL		6,183 Sq Ft	574 Sq M

In addition there is a substantial **2,888 sq ft (268 sq m) mezzanine floor**. The Landlord proposes to remove this unless otherwise agreed

EPC:

Band D : 94

SERVICES:

All mains services are provided, including gas and three phase electricity.

RATES:

Rateable Value £35,000 with 2016/2017 UBR at 49.7 pence in the £.
Rates payable £17,395 pa

TERMS:

TO LET on terms to be agreed.

TO VIEW:

By appointment with: **McMeeking Chartered Surveyors.**

David McMeeking
McMEEKING CHARTERED SURVEYORS
01892 536381