

UNIT 2 MILL PLACE

PLATT INDUSTRIAL ESTATE

MAIDSTONE ROAD, ST MARY'S PLATT, WROTHAM, KENT TN15 8FD

M^cMeeking

The Property Experts



REFURBISHED INDUSTRIAL UNIT WITH GOOD NATURAL DAYLIGHT TO LET 2,378 SQ.FT. (221 SQ.M)

DESCRIPTION

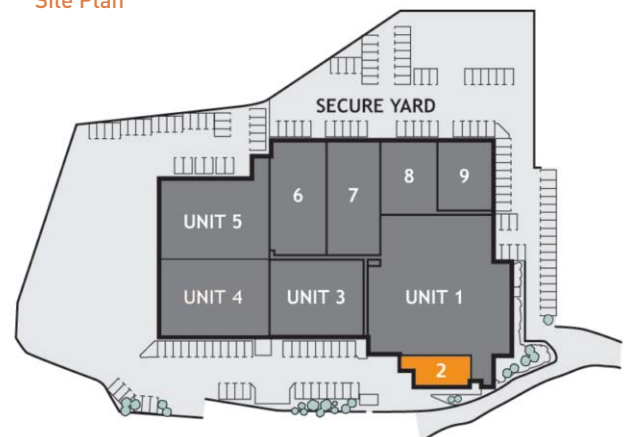
Platt Industrial Estate is a well-established business estate with occupiers including Kentinental Ltd, SITA, Murphys, AFI uplift Ltd, Lanes Group Plc and Armourcoat Ltd.

Mill Place comprises ten individual business units set on 4.5 acres providing ample parking and loading facilities set within landscaped gated yards. The ten units are of framed construction with secure gated and fenced yard.

Fully refurbished, **Unit 2** comprises of a single storey industrial unit set within a fenced gated yard together set under a flat roof. There are two allocated car parking spaces (with further communal spaces) and an allocated area for either further parking or skip.

The unit has 9ft 9ins (3.0m) eaves height roller shutter door (3.0m high x 2.2m wide). Just off from the main production area is a two room office with both male and female WCs and a kitchen off the reception. There are side windows giving good natural daylight and overhead fluorescent lighting. The unit has been fully refurbished and redecorated and has new lighting and floor coverings.

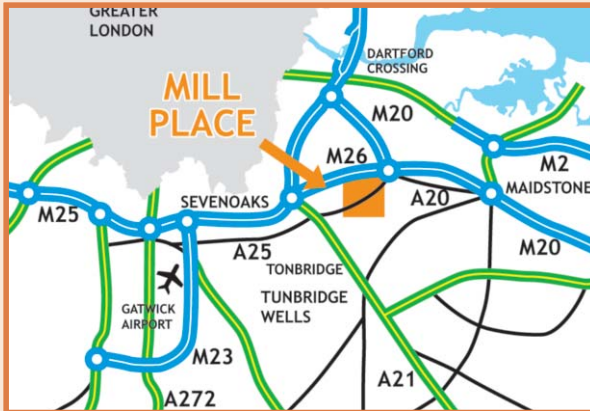
Site Plan



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 in the small village of St Mary's Platt, close to the junction of the A25 and the A20. Located about 1 mile south of Junction 2 of the M20 which gives immediate access onto the M25 and motorway network.



ACCOMMODATION

Unit No.	Ground Floor sq m	sq ft	TOTAL sq m	sq ft
2	2,378	221	2,378	221

We have measured the property on a Gross Internal Area in accordance with the RICS Code of Measuring Practice.

AMENITIES

- Located within 1 mile of Junction 2 M20
- Fully redecorated and refurbished with new floor coverings
- Roller shutter loading door
- Side windows along elevation giving good natural daylight
- Refurbished male and female toilets and kitchenette
- CCTV and fenced gated yard for security
- B1/B2 use classification
- All Mains services are provided, including 3-Phase electricity.
A connection to gas can be provided.

RATES

The Rateable Value 2013/14 is: £13,000 with Rates Payable of £5,850. Interested parties should make enquiries to Tonbridge & Malling District Council on 01732 844522.

AVAILABILITY

Leasehold

PRICE

£POA

EPC

Current Energy Performance Certificate status:

Unit 2: (55-68) **D** **96**

VIEWING

By appointment with the Agent.

TO VIEW:

01892 536381

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Lonsdale House, 7/9 Lonsdale Gardens,
Tunbridge Wells, Kent TN1 1NU

McMeeking

Chartered Surveyors
Regulated by RICS

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