



*Red line for indicative purposes only

TO LET 232.14 sq m (2,498 sq ft)

GF CLASS E UNIT (Suitable for a variety of uses STP) – WITH GATED PARKING

42 NEW ROAD, DITTON, AYLESFORD, KENT, ME20 6AD

est. 1828
bracketts

LOCATION

The property is situated at the northern end of Ditton, almost at its junction with the A20 London Road, which in turn provides good transport links straight into Central Maidstone.

It is in a convenient location for access to both Ditton Recreation Grounds and other amenities with Aylesford mainline station around ½ mile to the North providing a fast and frequent train service to Central London stations in approx. 1 hour. The town enjoys good road communications with access to the A20 and to Junction 5 of the M20 around 2 miles to the north.

DESCRIPTION

The accommodation sits within an end of terrace, two-storey building comprising of seven glass partitioned offices across the ground floor, which can be removed, and a basement area below.

The approx. net internal floor areas are:

Ground Floor 232.14 sq m (2,498 sq ft)

All areas are approximate and interested parties are advised to verify measurements themselves.

TENURE

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be agreed.

AMENITIES / SPECIFICATION

- LED lighting
- Kitchenette
- Male and Female WCs
- Accessible WC
- 7 dedicated parking spaces, within a secure car park.

RENT

£38,000 per annum.

VAT

We are informed VAT is levied on the rent.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security.

BUSINESS RATES

Enquiries of the VOA Website indicate that the property is assessed for rates as follows:

The unit is currently listed as 'Office and premises' with a Rateable Value of £44,250

The UBR for 2025/26 is 49.9p in the £

SERVICE CHARGE

Information available on request.

EPC

75C

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

75 This is how energy efficient the building is.

POSSESSION

Upon completion of legal formalities and refurbishment.

VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

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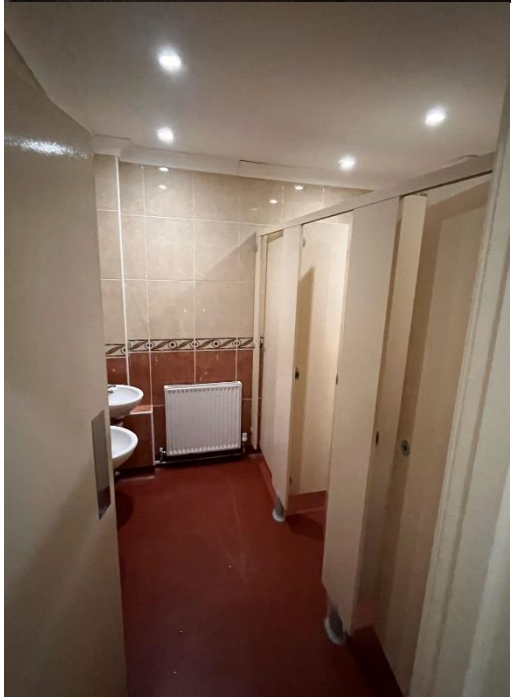
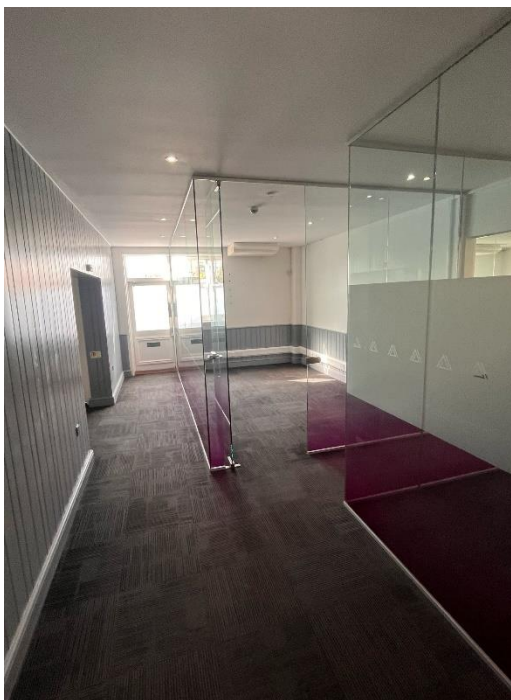
Joshua O'Brien

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Subject to contract

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.



TO LET

GROUND FLOOR UNIT
232.14 SQ M (2,498 SQ FT)

**42 NEW ROAD
DITTON
AYLESFORD
KENT
ME20 6AD**



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Plotted Scale - 1:6000. Paper Size - A4

