



## 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:

Dominic Tomlinson  
dominic.tomlinson@bracketts.co.uk

### **Important Notice:**

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