

# YALDING

## ENTERPRISE PARK

HAMPSTEAD LANE, YALDING, KENT, ME18 6HJ

### NEW INDUSTRIAL / WAREHOUSE UNITS

215 m<sup>2</sup> (2,325 SQ FT) - 9,290 m<sup>2</sup> (100,000 SQ FT)

**FOR SALE / TO LET**

UNITS COMPLETED & READY FOR OCCUPATION



est. 1828  
**bracketts**

# LOCATION

The site is located in Yalding, West Kent which is approximately 10 miles east of Tonbridge, 4 miles north of Paddock Wood and 8 miles south of Maidstone.

The site is well connected with the A228 being 0.6 miles to the west and providing access to Junctions 2 & 4 of the M20/M26 motorways, approximately 7.5 miles to the north. These junctions provide good strategic access to the Port of Dover, Central London and the M25 London Orbital.

Local access to several market towns can be achieved via the A228 including Kings Hill, Maidstone, Paddock Wood and Tunbridge Wells.

Rail Services are available from Yalding Station, opposite the property, which provides access to Tonbridge to the South and Maidstone to the north

Amenities are available locally with the Boathouse pub immediately to the south and a village store, additional pub & eateries and doctors surgery in Yalding Village (approx. 1 mile east). Supermarket facilities are available in Paddock Wood (Waitrose) with a wider range of amenities available in Maidstone, Tunbridge Wells and Tonbridge.





## SPECIFICATION

New warehouse/industrial development providing 21 units (phase 1) to shell



6m minimum eaves height



25kN/m<sup>2</sup> floor loading



Level access electric loading doors

## PLANNING

B1(c), B2 and B8 accommodation (industrial and warehouse) uses.

## TENURE

The units are available by way of Virtual Freehold or on a new Full Repairing & Insuring lease on terms to be agreed.

## PRICE / RENT

On application.

## BUSINESS RATES

To be assessed according to development.

## EPC's

To be advised

## LOCAL AUTHORITY

Maidstone Borough Council



Layouts for identification purposes only

## DEVELOPMENT OPPORTUNITIES

Serviced plots from 0.5 acres to 8 acres are also available for sale or to let within the wider development on a STP basis for D&B new build opportunities for B1/ B2 & B8 or as commercial yardage. All other interests are welcome on a conditional or unconditional basis.

*Subject to contract and proof of funds*

### 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.

# TRAVEL DISTANCES

Yalding Enterprise Park, Hampstead Lane, Yalding, Kent, ME18 6HJ

## ROAD

Maidstone	7.3 miles
Tunbridge Wells	10.4 miles
Sevenoaks	15.0 miles
A26	3.0 miles
M26 (jct. 2a)	7.2 miles
M20 (jct. 4)	8.5 miles

## RAIL

Yalding Station	60m (200 ft)
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## AIRPORT

London Gatwick	36.2 miles
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\* All quoted distances are approximate.  
Interested parties are to rely on their  
own investigations



## FOR FURTHER DETAILS OR VIEWINGS:

Viewing strictly by appointment through sole agents **Bracketts**

132 High Street, Tonbridge, Kent, TN9 1BB

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