



**7 TONBRIDGE ROAD  
MAIDSTONE, KENT ME16 8RL  
\*\* TEMPORARY LET \*\***



**WAREHOUSE/TRADE UNIT  
2,077 SQ. FT. (193 M<sup>2</sup>) (GIA)  
  
TO LET**



**01634 668000  
watsonday.com**

## LOCATION

The property is located adjacent to American Golf Centre close to Maidstone town centre. Maidstone is the County town of Kent and has a population of approximately 115,000. The town is well served by road with immediate access to the M20, J6 & 7 directly to the north of the town. High speed rail services are available from Maidstone West which is less than 100 metres from the building.

## DESCRIPTION

The accommodation comprises a retail warehouse with small mezzanine storage floor and WC facility.

## ACCOMMODATION

2,077 sq. ft. (193 m<sup>2</sup>) GIA

## RENT

£1,000 per calendar month exclusive.

## VAT

The property is elected for VAT and this will be payable on rent and all other costs.

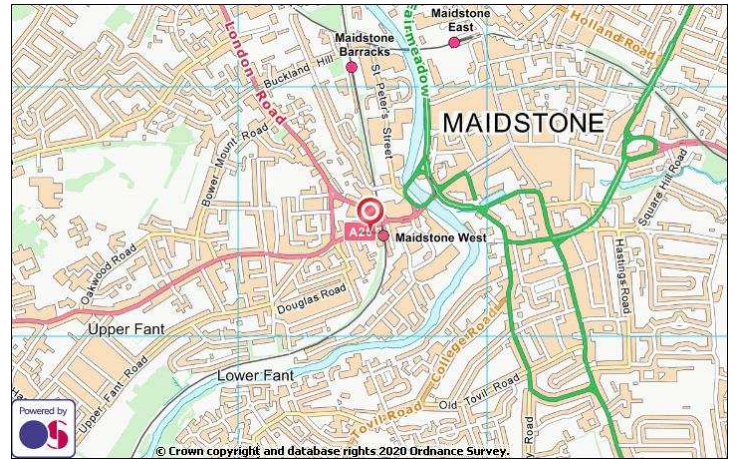
## LEASE

A Tenancy at Will up to 18<sup>th</sup> February 2021 is available.

## SERVICE CHARGE

A service charge of £1,017.73 + VAT per annum is payable by the tenant to contribute towards the maintenance and upkeep of the common parts of the building.

## LOCATION PLAN



## BUSINESS RATES

The property is to be assessed for business rate purposes.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

An Energy Performance Certificate has been commissioned.

## VIEWING

Strictly by appointment via the sole agents:-

## WATSON DAY CHARTERED SURVEYORS

**Nick Threlfall**  
**01634 668000**

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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