

OFFICES AT AMETHYST GROUP,
LODGE ROAD, STAPLEHURST,
KENT, TN12 0QW



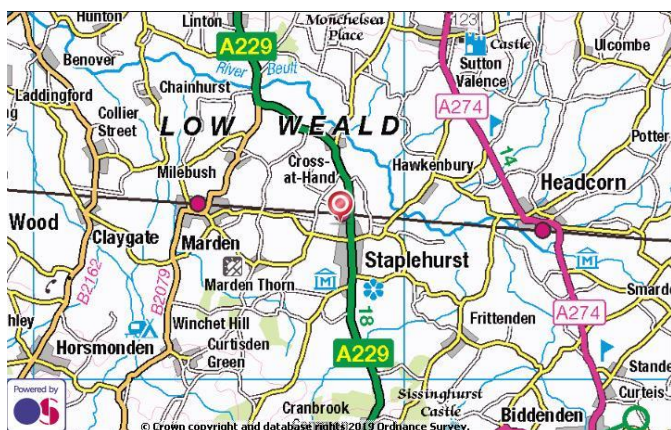
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- On site parking
- Within close walking distance of mainline train station
- Air-conditioning
- All inclusive rent
- Kitchen Facilities
- Rents from £8,950 pa

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk



Location

The property is located on Lodge Road in Staplehurst, adjacent to Staplehurst mainline rail station which serves London, Charing Cross in just over an hour and Ashford International Station in 21 minutes. Staplehurst is conveniently located 8.7 miles south of Maidstone Town Centre, 8.1 miles west of Ashford and 18.7 miles east of Tonbridge.

Description

TO LET - Office suites with ample parking. Further services include:

- Fibre broadband available
- Air-conditioning
- Perimeter trunking
- Suspended ceiling
- Furniture available if required
- Shared WC & kitchenette

Accommodation

The property comprises two first floor office suites within an industrial building:

Suite 1: 1438 sq ft (133.61 sq m)

Suite 2: 572 sq ft (53.14 sq m)

Area	Sq Ft	Sq M
Suite 1	1438	133.61
Suite 2	572	53.14

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

EPC

Rating (C) 71

Rent/Price

Suite 1: £22,500 pa

Suite 2: £8,950 pa

Terms

To take a new all inclusive lease by negotiation.

Rent Including electricity, water, lighting, business rates and buildings insurance.

Excluding broadband and telephone services.

Legal Costs

Each side to bear its own legal and professional costs

VAT

We understand from our client that the property is not elected for VAT

Viewing



Phil Hubbard

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The Sibley Pares logo features a stylized 'SP' monogram in white on a dark blue background. To the right of the monogram, the words 'SIBLEY PARES' are written in large, bold, white capital letters. Below this, a pink horizontal bar contains the text 'CHARTERED SURVEYORS & ESTATE AGENTS' in white capital letters. At the bottom, the phone number '01622 673086' is displayed in large white digits, with the website 'sibleypares.co.uk' written below it in white lowercase letters.