

**UNIT 4 THE STABLE BLOCK, COURT LODGE
FARM, FORGE LANE, EAST FARLEIGH,
MAIDSTONE, KENT, ME15 0HQ**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

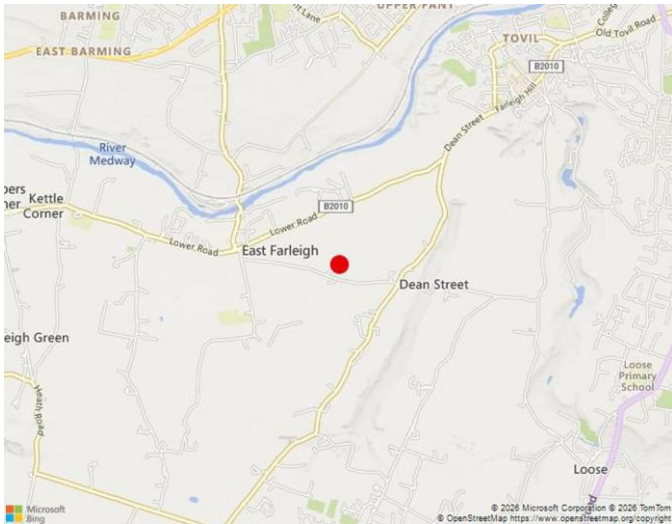


OFFICE PREMISES TO LET IN RURAL BUSINESS ESTATE

- Attractive Office Building
- Close Proximity to Maidstone Town Centre
- £16,500 Per Annum
- Suitable for a variety of business uses
- Ample car parking spaces on site

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

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EPC

Rating (D) 84

Rateable Value

The rateable value of the property is shown on the Valuation Office Website as follows:

Rateable Value from April 2026 to be £16,500 for the year 2026/27.

(Please rely on your own investigations regarding the rates payable)

Rent

£16,500 Per Annum Exclusive

Terms

To take a new Full Repairing & Insuring lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

We are advised the property is not elected for VAT.

Viewing

Strictly by prior appointment through the surveyors.



Thomas Langston

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Dominic Barber

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Location

The property is situated on Court Lodge Farm, a rural commercial/business estate outskirts of Maidstone, in the picturesque village of East Farleigh.

East Farleigh sits 3 miles to the west of Maidstone, Kent's County Town and principal administrative centre. Junction 5 of the M20 is approximately 5 miles to the north, easily accessed via Farleigh Bridge and Hermitage Lane.

What3Words Location:

<https://what3words.com/income.boss.soup>

Description

To Let Attractive office building within popular semi-rural estate

Accommodation

Ground floor office accommodation within a converted former stable block. The property comprises 3 separate offices and benefits from a reception area, kitchenette and WCs, with carpeted floors and air-conditioning throughout.

The property has been measured on a net internal basis as follows:

Area	Sq M	Sq Ft
Offices	78.78	848
Reception	12.17	131
Kitchenette	10.32	111
Storage	4.82	51
Total NIA	106	1,141

NOTE: Rental, prices or any other charges are exclusive 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.

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