



TO LET
FENCED OPEN STORAGE YARD

THE OLD GOODS YARD, HEADCORN ROAD, LENHAM

**Old Goods Yard
Headcorn Road
Lenham
Kent
ME17 2HR**

Open Storage Yard suitable for a variety of Uses

TO LET

0.84 acres (36,503 sq ft) approx.

- **Fenced & Gated Open Storage Yard**
- **Access via a Private Road**
- **Excellent links to Tonbridge and Maidstone**

Viewings strictly by appointment via sole agents:

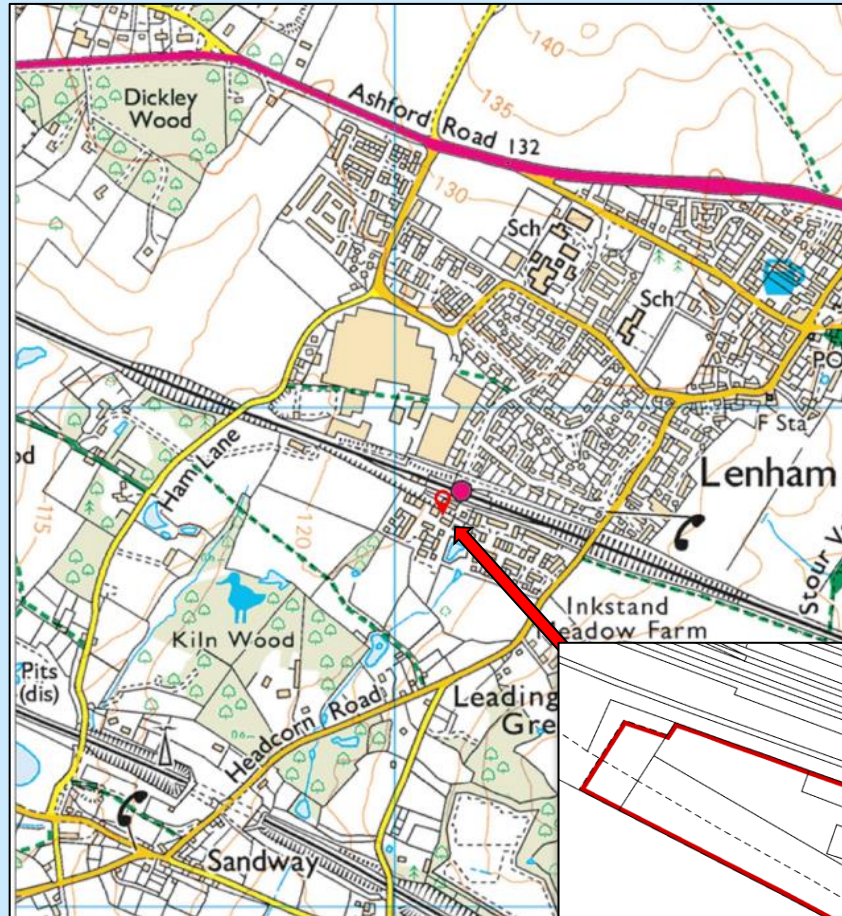
**Kathreen Robertson or
Will Giles
01227 763663**

btf

LOCATION

The Old Goods Yard is located on the southern outskirts of Lenham, a small market village in the Maidstone borough of Kent. It is positioned approximately midway between Ashford and Maidstone and around 6 miles south-east of the M20 motorway. Lenham railway station provides services to central London (Victoria and St Pancras) with journey times of around 1 hour 15 minutes.

The property is adjacent to Lenham railway station and situated at the end of an unadopted road leading from Headcorn Road, which runs parallel with the railway line.



DESCRIPTION

The property comprises a mainly concrete surfaced, open storage yard having chain link perimeter fencing and a gated entrance from Headcorn Road.

TERMS

The property is available to let on new lease for a term to be agreed.

RENT

£40,000 per annum exclusive.

DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Store and Premises - £3,200

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

**UTILITIES**

We understand that mains water is available on site.

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Kathreen Robertson
Will Giles
01227 763663

Details created January 2025



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