Land & Property Experts



TO LET

THE GALLERY
THE LINTON PARK ESTATE
LINTON
MAIDSTONE
KENT ME17 4AN

COMMERCIAL UNIT WITH CLASS E COMMERCIAL, BUSINESS & SERVICE PERMISSION WITH INTERNAL OFFICE SPACE EXTENDING TO A TOTAL OF CIRCA 2200ft² (204m²)

GUIDE RENT - £22,000 per annum

T 01233 740077 E challock@btfpartnership.co.uk
Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ

www.btfpartnership.co.uk

LOCATION
The Gallery is located within the Linton Park Estate which dates back to the 18th Century and is situated outside the village of Linton and just 5 miles north of the village of Staplehurst which is able to provide day to day facilities and amenities. Maidstone is just 4 miles north and able to provide a more comprehensive range of facilities and amenities.

The national rail network can be accessed from both Maidstone and Staplehurst allowing access to London in under an hour. The motorway network can be accessed from Maidstone at junctions 5, 6 or 7.

DIRECTIONS
From the Bull Inn pub on Linton Hill, head north on Linton Hill until reaching Linton cross roads, turn right onto the Heath Road and continue for half a mile. Just before reaching Loddington Farm Shop, turn right onto Loddington Lane, continuing for another half a mile. The properties access drive will be on your right, continue for 300 meters until reaching the property on your left.

DESCRIPTION
A commercial unit, previously used as a private gallery benefits from LED lighting throughout, alarm system and is temperature controlled to the entirety. The unit has parking to the front of the building and a characterful original stable situated to the western end. A Shepherds hut to the rear of the building provides hygiene facilities and the building benefits from an outside Patio Area. In all approximately 2200ft^2 (204m^2). Opportunity for a long-term lease. **Please note**- The property will have the windows opened up prior to letting.

SERVICES
Water and electricity are connected to the building. The electricity is metered separately and charged back to the tenant monthly. Internet and phone line to be set up and paid for by incoming tenant if required.

ACCESS & PARKING
Access is directly from the public highway onto a private, gated driveway. Parking is included to the north of the unit for several vehicles.

PLANS
The plans provided are for identification purposes only and potential tenants should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS
The photographs within this brochure were taken in September 2026.

LEGAL
Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES
The property is currently not rated for business rates. For the avoidance of doubt these would be the responsibility of the tenant if rated.

TENURE
The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 2 years minimum with a break clause at the end of year 1.
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoings will be the responsibility of the tenant including business rates, contents insurance and services. Building insurance will be charged back to the tenant separately.
- **Service Charge** – To be confirmed and discussed
- **Tenants Deposit** – A deposit of two months rent will be required.

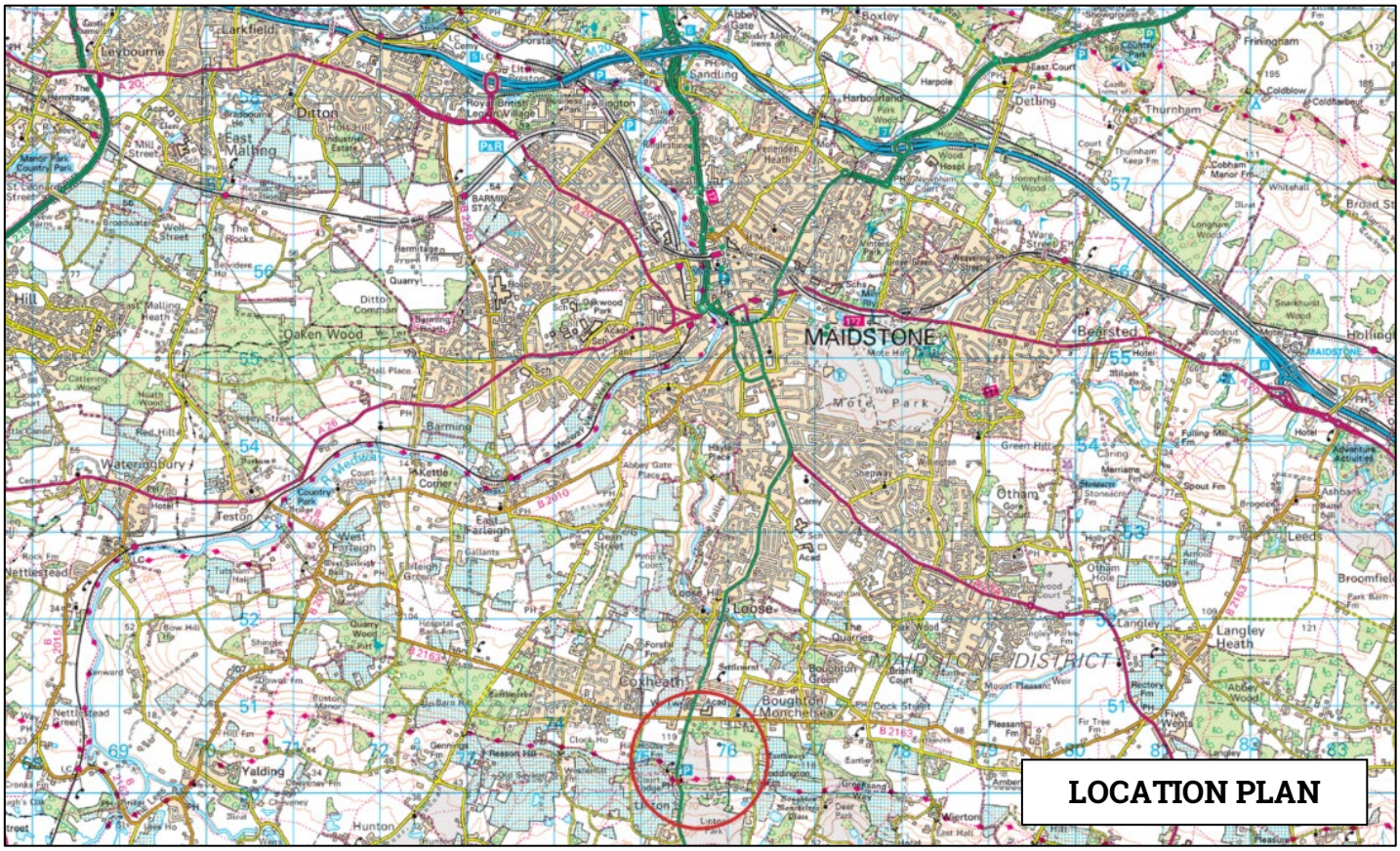
LOCAL AUTHORITY
Maidstone Borough Council, Maidstone House King Street Maidstone Kent ME15 6JQ

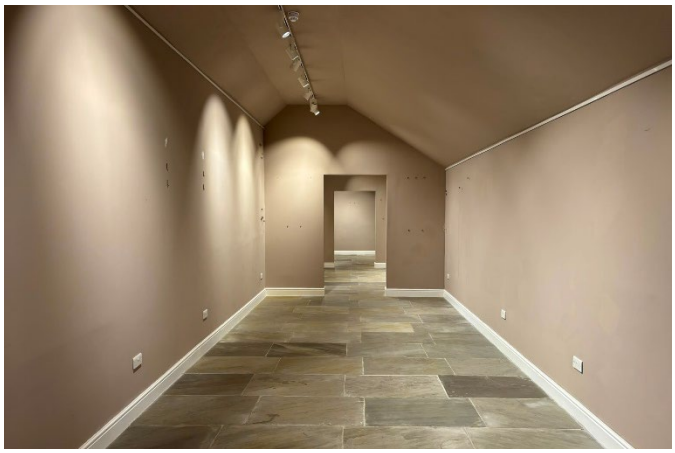
CLIENT IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Tenants. BTF employs the services of Thirdfort to verify the identity and residence of purchasers. Tenants will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.

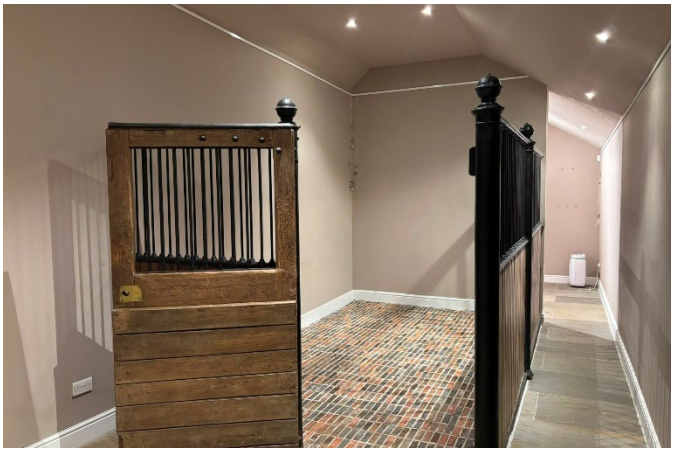
VIEWINGS
Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

AGENT'S NOTE
We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

GUIDE RENT
£22,000 per annum











BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.

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