

Business Unit To Let or For Sale



**8 Archers Park
Branbridges Road**

**EAST PECKHAM
Kent TN12 5HP**

Location

East Peckham lies almost midway between Maidstone and Tonbridge on the A228 with the M20/M26 motorways about 6 miles to the north. Situated Just off the bypass adjoining a busy Co-op supermarket and petrol filling station.

Description

A 2008 built steel portal frame warehouse with lined profiled steel cladding and 10% double skin roof lights. 20 ft eaves height. Three phase power. Integral carpeted and air conditioned offices. Kitchen. Aluminium double glazed windows. Electric up and over loading door. Block paved external area. Additional mezzanine of 2,200 sqft can remain or be removed.

Ground Warehouse 3,407

First Office 993

4,400 sqft

Terms

To Let at **£38,500 pa** (£8.75 psf) or for Sale Freehold at **£615,000** (£139.77 psf) plus VAT subject to contract. Rates payable year 2020/21: £15,968 (Rateable Value £32,000)



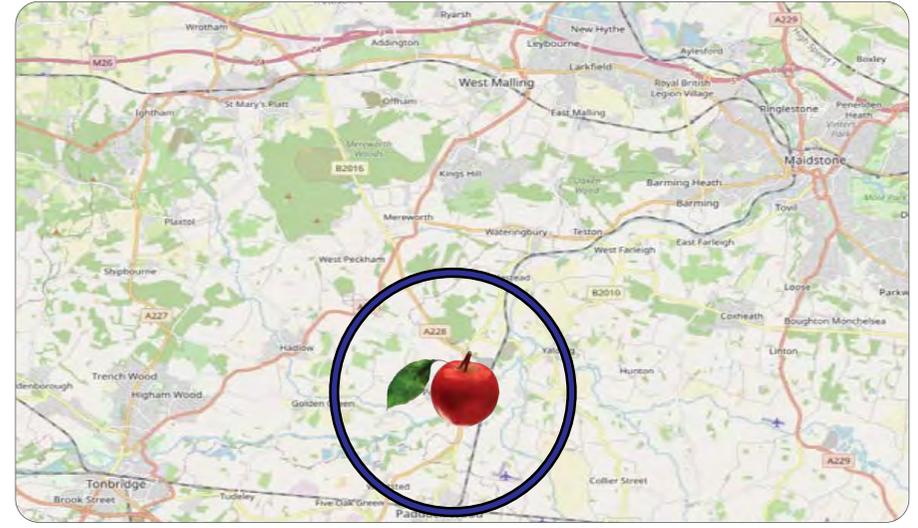
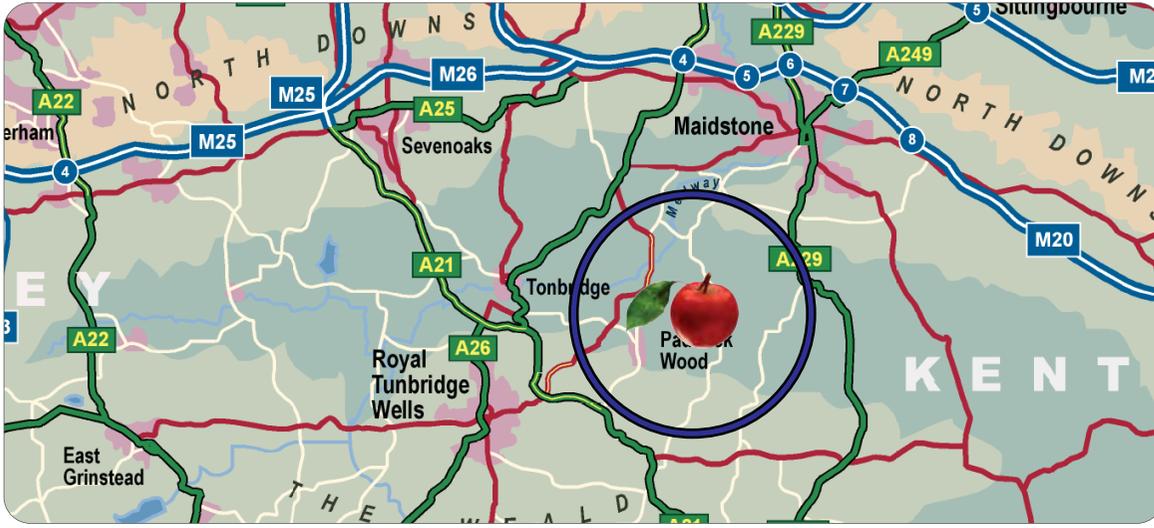
4,400 sqft



Car parking allocations



Branbridges Road



CORE
COMMERCIAL
01892 834483
www.CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk

Neil Mason
Neil@CoreCommercial.co.uk

Core Commercial Limited, Unit 11 Offices, Dana Estate
Transfesa Road, Paddock Wood, Kent TN12 6UT

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.