



OAST HOUSE, WOODFALLS INDUSTRIAL ESTATE
GRAVELLY WAYS | MAIDSTONE | KENT | ME18 6DA
SUITES TO LET – INDIVIDUALLY OR IN COMBINATION



**Lambert
& Foster**

OAST HOUSE, WOODFALLS INDUSTRIAL ESTATE, GRAVELLY WAYS, MAIDSTONE, KENT, ME18 6DA

The Oast House comprises a number of suites ideal for Start Up Businesses. Located on the ground floor and first floor and in ranging in size from 160 sq ft (14 sqm) to 294 sq ft (27 sqm), the suites are available individually or in any combination.

YALDING 1 MILE | PADDOCK WOOD 3 MILES | MAIDSTONE 8 MILES | TONBRIDGE 9 MILES



SITUATION

Woodfalls Industrial Estate is situated in a rural but convenient location 3 miles west of Paddock Wood and 1 mile from the village of Yalding. Both locations provide a range of amenities with national retailers in Paddock Wood. Beltring train station is located 1 mile from the property, while Paddock Wood provides a main line station with regular, direct services to London in 45 minutes.

DESCRIPTION

- Suites ranging from 160 sq ft (14 sqm) to 293 sq ft (27 sqm)
- Allocated parking.
- Trooli 5G and BT Fibre broadband connectivity throughout
- Managed site with 24h security cameras

RENT AND FLOOR AREA

Suite	Floor Area	Rent per annum
G5	160 sq ft (15 sqm)	£2,400
F9	204 sq ft (19 sqm)	£3,050
F10	202 sq ft (19 sqm)	£3,050
F12	293 sq ft (27 sqm)	£4,400
F14	202 sq ft (19 sqm)	£3,050
F15	205 sq ft (19 sqm)	£3,050

G5 is on the ground floor. F9 – F10, F12, and F14 – F15 are located on the first floor.

The suites are available individually or in any combination.

USE

Uses falling within Use Class E will be considered.

FACILITIES

All occupants have use of a shared kitchen with fridge, microwave and kettle, and additional tea and coffee making station. Shared separate male and female WCs

SERVICES

All suites have mains electricity, central heating and Trooli 5G Internet Connectivity (BT Fibre is also available if required). Suites F9, F12, F14 and F15 have Air conditioning units.

ADDITIONAL CHARGES

Tenants are responsible for electricity costs, based on usage recorded by a submeter, and the cost of their telephone line as billed by the provider.

A further service charge covers contributions towards all other utilities and daily cleaning of all suites and communal areas.

BUSINESS RATES

Payable to Maidstone Borough Council

PARKING

Each suite has sufficient allocated parking spaces

REPAIRING AND INSURING RESPONSIBILITY

Tenants will be responsible for internal repairs and insuring their fixtures and fittings only.

ACCESS AND SECURITY

The main site gate is open between the hours of 4:45am and 7pm Monday to Friday and 4.45 am and 2.30pm on Saturdays. Alternative access outside of these hours is available. The yard is covered by 24-hour security cameras. The main door to the Oast House is secured by a code lock, and the entrance door to each suite can be individually locked.

EPC RATING

Current Rating – E

RENTAL DEPOSIT

An ingoing tenant will be required to provide a rental deposit equivalent to two month's rent as security against the tenant's compliance with all covenants under the lease.

LEGAL COSTS

Each party to pay their own legal costs.



DIRECTIONS

The nearest postcode is ME18 6DA. Traveling from Maidstone towards Tunbridge Wells on the A228, just after the East Peckham roundabout, take the exit that is signposted for Woodfalls Industrial Estate. After approximately 1 mile you will find the Estate on the left-hand side.

WHAT3WORDS

remaking.banks.idea

VIEWING

Strictly by appointment
Paddock Wood Office 01892 832 325



**Lambert
& Foster**



RICS



APPROVED CODE
TRADING STANDARDS LTD

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