



TO LET
OFFICE / WORKSHOP UNITS
THE FOX PITT ESTATE
SHINGLE BARN LANE
WEST FARLEIGH
MAIDSTONE
KENT ME15 0PN

A range of office / workshop units situated in the centre of a versatile mixed use Kentish Estate within modern and traditional buildings.

<u>Unit</u>	<u>Floor Area (GIA)</u>	<u>Rent</u>
12	828ft ²	£8,200 pa
15A	773ft ²	£7,500 pa
15B	793ft ²	£7,750 pa
15C	793ft ²	£7,750 pa
15D	829ft ²	£8,300 pa
F1	675ft ²	£6,750 pa

LOCATION

The Fox Pitt Estate is situated in West Farleigh, a rural yet accessible location south of Maidstone with far reaching views over the surrounding Kentish Countryside. The former market town of Maidstone is situated approximately 6 miles to the north-west and provides extensive facilities and amenities along with good road and rail links via the M20 and the National Rail Network. There is an additional station at Paddock Wood which along with Maidstone, can provide services to Central London with journeys taking under an hour.

The local villages of Yalding, Wateringbury and Coxheath are all within 2 miles and provide general day to day facilities including public houses, post offices and village shops. Access to the Estate is off Shingle Barn Lane as shown on the Location Plan overleaf.

DESCRIPTION

The units to be let comprise a range of office / workshop units situated within the main yard area at the Fox Pitt Estate. These units are available individually or together if required. Please see the floorplans attached showing the internal layout of the units to be let.

A schedule of accommodation of the different units is as follows:-

Unit	Area (ft ²)	Area (m ²)
12	828ft ²	77m ²
15A	773ft ²	72m ²
15B	793ft ²	74m ²
15C	793ft ²	74m ²
15D	829ft ²	77m ²
F1	675ft ²	63m ²

ACCESS & PARKING

Access will be over a tarmac access track to the south of the buildings and into the yard area. Each specific unit will be granted two parking spaces, the location of which can be discussed on site when viewing with the Agent or Landlord.

Access to the Estate is off Shingle Barn Lane shown on the plan overleaf.

SERVICES

Tenants will be responsible for electricity and water within the units. Water will be available either direct or via sub meters.

BUSINESS RATES

The units at the Fox Pitt Estate are rated and details of the specific rateable values are as follows:-

Unit	Value
12	£8,500
15A	£5,000
15B	£4,650
15C	£5,100
15D	£4,850
F1	£3,550

Prospective tenants must be aware that they will be responsible for all outgoing including business rates. It is likely the occupiers will be able to claim small business rates relief subject to clarification with Maidstone Borough Council.

LEASEHOLD

The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. However the Landlord will require the following:-

- The Landlord will grant a Tenancy at Will
- The lettings will be inclusive of water charges
- A building insurance will be charged on a proportionately yearly basis
- The properties are elected for VAT
- There will be a service charge of 75 pence per ft²
- Each unit will come with two parking spaces

PLEASE NOTE: A copy of the Standard Tenancy at Will document is available from the Agent's offices.

RENT

Guide rents are as follows:-

Unit	Guide Rent
12	£8,200 pa
15A	£7,500 pa
15B	£7,750 pa
15C	£7,750 pa
15D	£8,300 pa
F1	£6,750 pa

EPC'S

The EPC's on the units are as follows:-

Unit	EPC Band
12	To Follow
15A	Band C
15B	Band E
15C	Band D
15D	Band G
F1	Band D

VIEWING

Strictly are strictly by prior appointment only with the sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a working farm. The vendor and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

PHOTOGRAPHS

The photographs were taken in June 2023 & March 2024.

AGENT'S NOTES

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 a statement of fact and all measurements given are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey of the building nor tested the service, appliances or any fittings.

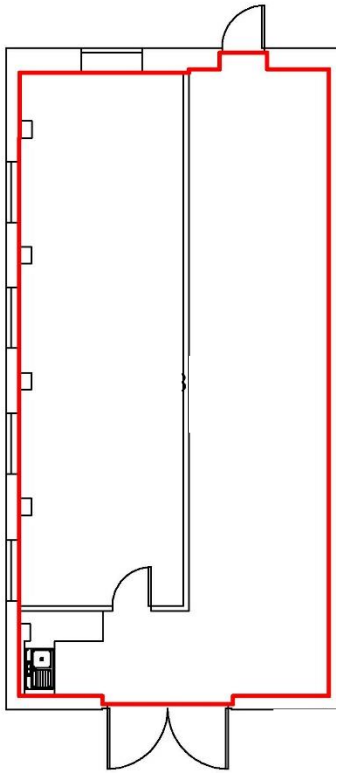
SITE PLAN



PHOTOGRAPHS



FLOOR PLANS

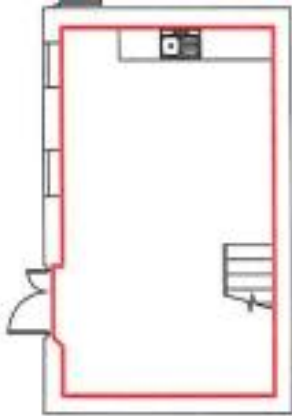


UNIT 12

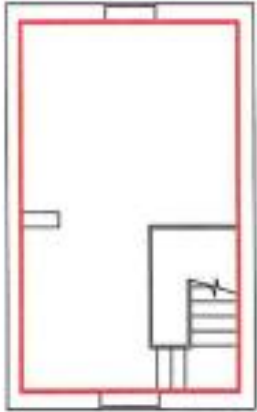
**77.0 sq m
(828 sq ft)**

UNIT F1

62.8 sq m (675 sq ft)



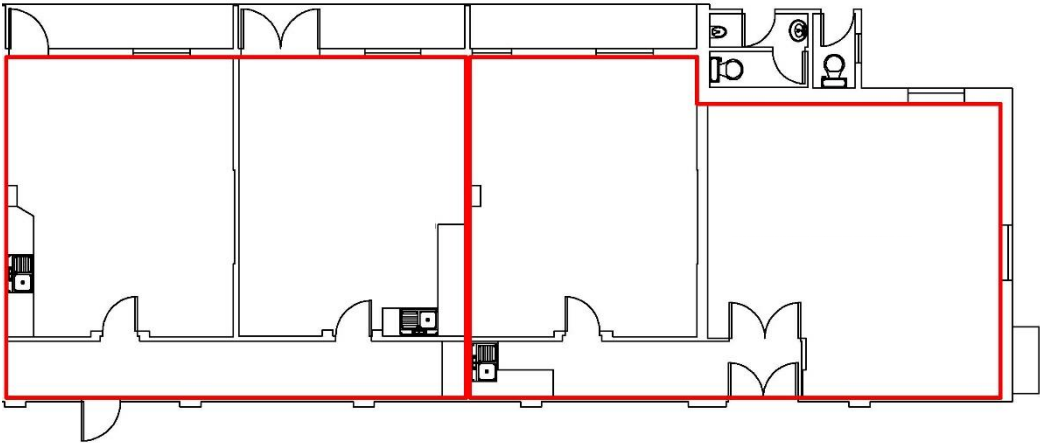
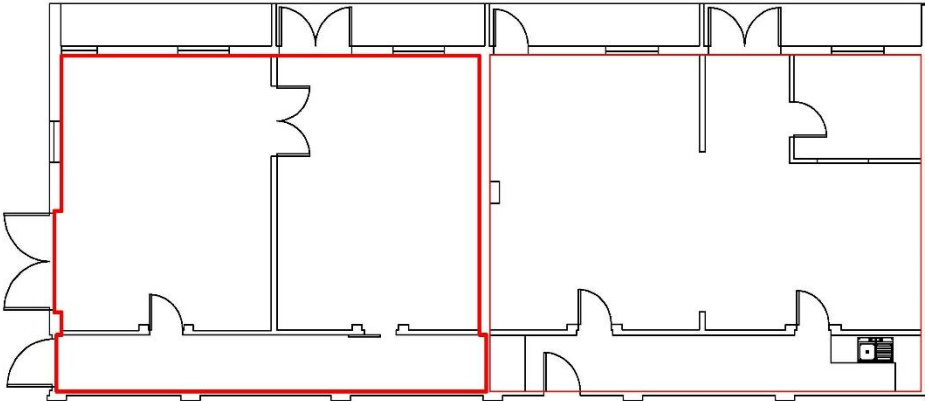
GROUND FLOOR



FIRST FLOOR

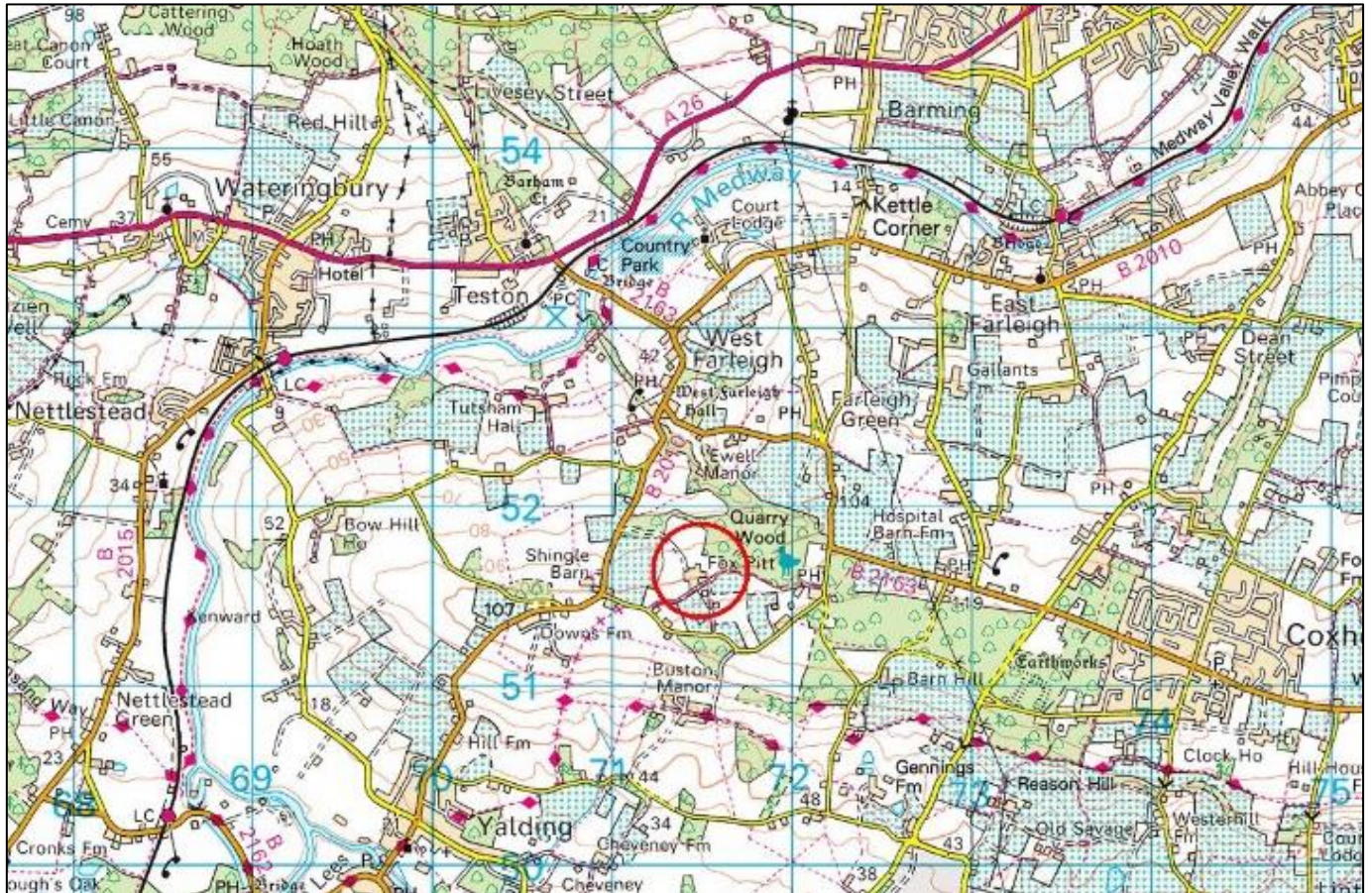
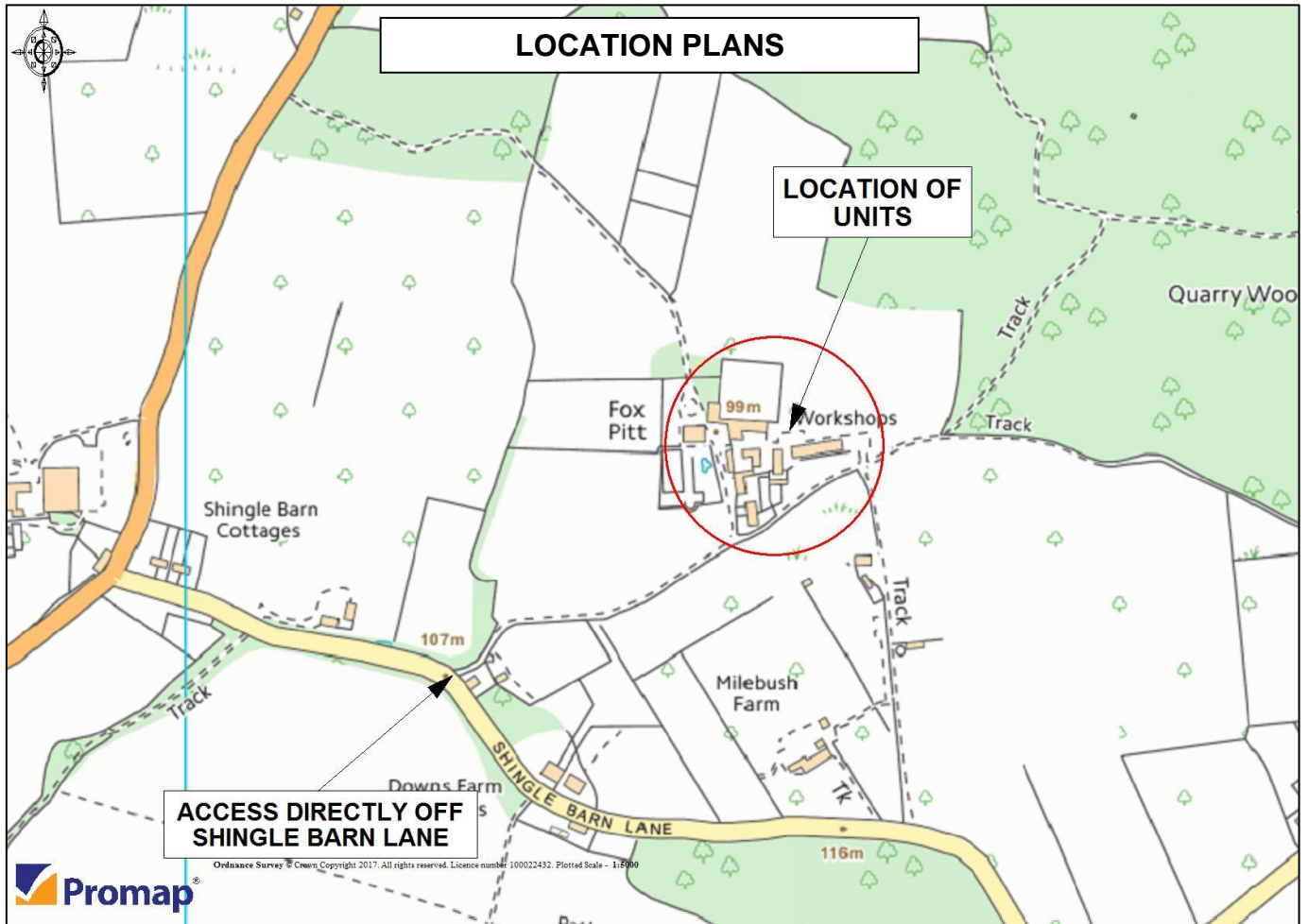
UNIT 15A 71.9 sq m (773 sq ft)

UNIT 15B 73.7 sq m (793 sq ft)



UNIT 15C 72.5 sq m (780 sq ft)

UNIT 15D 77.1 sq m (829 sq ft)



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 Directors of BTF is available for inspection at each BTF Office.