



An opportunity to rent a commercial space in a rural location close to the Maidstone, available immediately

**OFFICE UNIT – TO LET**  
**FIRST FLOOR - OLD FARM OFFICE, COURT  
LODGE FARM, EAST FARLEIGH, MAIDSTONE,  
KENT ME15 0HQ**

### Enquiries

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Bidwells, Bidwell House, Trumpington Road, Cambridge, CB2 9LD

### Additional Information

#### Location

The Location is approximately one mile to the southwest of Maidstone town centre. There is direct access from the commercial yard and buildings to the public highway on Forge Lane.

Close proximity to the M20 with good access at Junctions 5 and 6.

#### Description

Self contained first floor office unit extending to 542 sqft on a rural business estate situated close to the picturesque village of East Farleigh.

#### Key Features

Self contained first floor office accommodation  
Kitchenette  
WC  
On site parking

#### Rent

£7,500 per annum. One months' deposit will be payable prior to taking occupation.

#### Services

The unit benefits from mains electricity, water and internet. The tenant will be responsible for paying all utilities.

#### Rates

The building is rated and as such, any rates payable are the responsibility of the Tenant. With effect from 1<sup>st</sup> April 2026 the RV is £6,600 (Property may be eligible for small business rates relief, please enquire through Maidstone Borough Council)

#### Repair and maintenance

Tenants are to maintain, repair and decorate the property. The landlord is responsible for maintenance of structure and communal areas

#### Terms

Flexible terms but subject to an initial 3 year maximum term, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

#### VAT

All rents are exclusive of VAT. The property is not opted to tax however should this change VAT will become payable.

#### Important Notice

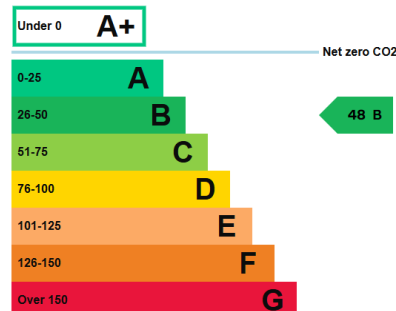
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### Energy Efficiency Rating

This property's energy rating is B.



### Energy Performance Certification

To inspect the full EPC for this property please contact our office on 01223 841841. The graphs above show the property's energy efficiency and environmental impact rating.

### Viewings

Strictly subject to prior appointment.