

Eden House

454 New Hythe Lane, Larkfield, Aylesford, Kent, ME20 7UH



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Modern purpose-built office accommodation
- Up to 12,355 sq ft NIA (14,547 sq ft GIA) available
- Can be sub-divided
- 70+ Car Parking Spaces

High-spec Office FOR SALE / TO LET

Eden House

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Location

The property is situated towards the northern end of New Hythe Lane in Larkfield, within New Hythe Business Park and is surrounded by a range of established commercial occupiers.

New Hythe railway station lies within approximately 200 metres of the property, which also benefits from excellent transport links, being around 2km from Junction 4 of the M20.

Accommodation

The accommodation comprises the entire east wing of a modern, purpose-built office building. The layout is predominantly open plan, complemented by a range of private offices, meeting rooms, ancillary areas, and a dedicated gym. A mezzanine level provides a boardroom and separate kitchen facilities, offering a self-contained executive space.

Access is via the central lobby, where a manned reception can be provided if required. In addition, a large roller shutter door allows direct vehicular access to a secure storage area, ideal for deliveries and loading.

Externally, there are in excess of 70 car parking spaces, along with designated turning and loading areas, contained within secure landscaped grounds.

Floor Areas

The unit extends to the following measurements:

Area	Sq Ft	Sq M
Open Plan Office	5,875	544.16
Office / Meeting Rooms	3,355	311.71
Gym	964	89.59
Board Room (mezz)	622	57.80
Loading bay / storage	1,539	142.97
Total NIA	12,355	1,147.81
Total GIA	14,547	1,351.46

The unit can be sub-divided to create smaller accommodation.

Terms

To take a new lease by negotiation.

OR

Freehold interest available (Title No: TT38342)

Rent / Price

£285,000 Per Annum Exclusive or POA

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

RV £189,000 @ 48.0p in the £ for the year 2026/27

Service Charge

There is a service charge payable in relation to the upkeep and maintenance of the building, communal areas insurance and service – further information available upon request.

Legal Costs

Each side to bear its own legal and professional costs

EPC

Rating B (49)

Viewings

Strictly by prior appointment through the Surveyors.



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