



**WAREHOUSE/LIGHT INDUSTRIAL UNIT
TO LET**

62,704 sq ft (5,825.20 sq m)

LEASEHOLD

**UNIT 1 PARKWOOD INDUSTRIAL ESTATE, BIRCHOLT ROAD,
MAIDSTONE, KENT ME15 9YF**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises are situated immediately fronting Bircholt Road on the Parkwood Industrial Estate in Maidstone. Parkwood Industrial Estate houses a number of main dealer motor dealerships and industrial/warehouse units of various sizes and is a well known industrial estate located approximately 3.5 miles south of Maidstone town centre and approximately 5 miles to Jct 7 of the M20.



DESCRIPTION:

The premises comprise a unit that has been split into two separate units on a site of approximately 1 hectare (2.47 acres). Each unit has:

- Their own self-contained office and WC facility
- Large yard/loading area to the front accessed from Bircholt Road
- Tailgate access for loading doors

The current left hand unit provides a large warehouse constructed of steel frame, brick block wall and sheet steel cladding above. This unit has high bay lighting and gas radiant heating and provides a separate WC block providing male and female WCs, each to a good standard. There is also a separate brick built office at the front left hand corner of the unit with a mezzanine floor above. Access is by way of a powered tailgate loading dock and separate personal entrance together with additional 7 small tailgate loading bays/doors. In addition there is an external canopy,

There is a small detached building in the front yard constructed of predominantly brick with a commercial vehicle inspection pit which is currently boarded over. The building is split into 2 bays accessed from within the yard with 3 shutters facing the yard elevation and a single door in the flank elevation.

The right hand warehouse has 1 large tailgate loading bay with an external ramp and adjacent personal access. There is also a separate pedestrian access up various steps to the main office accommodation.

The unit provides ground and first floor offices with gas fired central heating and fluorescent lighting, separate male and female WC facilities together with a kitchen is also provided. There is also additional showroom/office space behind the ground floor offices which could be removed if necessary.

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ACCOMMODATION:

Left hand unit approximately	32,256 sq ft	(2,996.68 sq m)
Including offices of approximately	882 sq ft	(81.94 sq m)
Right hand unit approximately	24,929 sq ft	(2,315.97 sq m)
Including ground floor offices and showroom totalling approximately	7,426 sq ft	(673.20 sq m)
Stairs to		
First floor offices approximately	3,708 sq ft	(344.62 sq m)
Detached vehicle repair unit	1,811 sq ft	(168.25 sq m)
TOTAL GROSS INTERNAL AREA	62,704 sq ft	(5,825.39 sq m)

TERMS:

The property is to let as a whole on terms to be agreed.

RENT:

£6.75 per sq ft per annum exclusive.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Warehouse and Premises
Rateable Value: Unit 1A: £134,000
Unit 1B: £128,000

Interested parties are advised to make their own enquiries with Maidstone Council for rates payable.

EPC:

The EPC rating for this property is Band D (93)
The EPC for this property can be downloaded from Harrisons website.

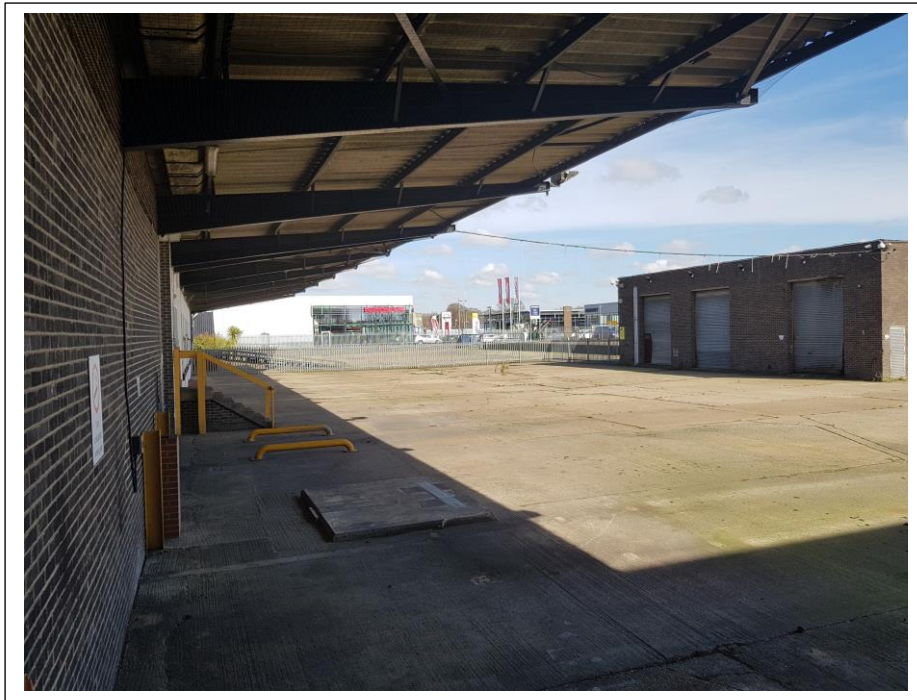
VIEWING:

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Ref: 25/04/18 / SP / 2751

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

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IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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