



**WAREHOUSE/LIGHT INDUSTRIAL UNIT  
TO BE REFURBISHED  
TO LET**

**24,929 sq ft (2,316 sq m)**

**LEASEHOLD**

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

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## 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 large 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
- New offices to be created including WCs and kitchen
- Eaves height: 6.2m
- Max ridge height: 9.3m

## ACCOMMODATION:

Right hand unit approximately 24,929 sq ft (2,315.97 sq m)  
Including ground floor offices

## TERMS:

The property is to let on terms to be agreed.

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## **RENT:**

£7.50 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 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:**

Mr Jonathan Creek (Maidstone)  
01622 692144  
jcreek@harrisons.property

Ref: 09/11/18 / SP / 2751

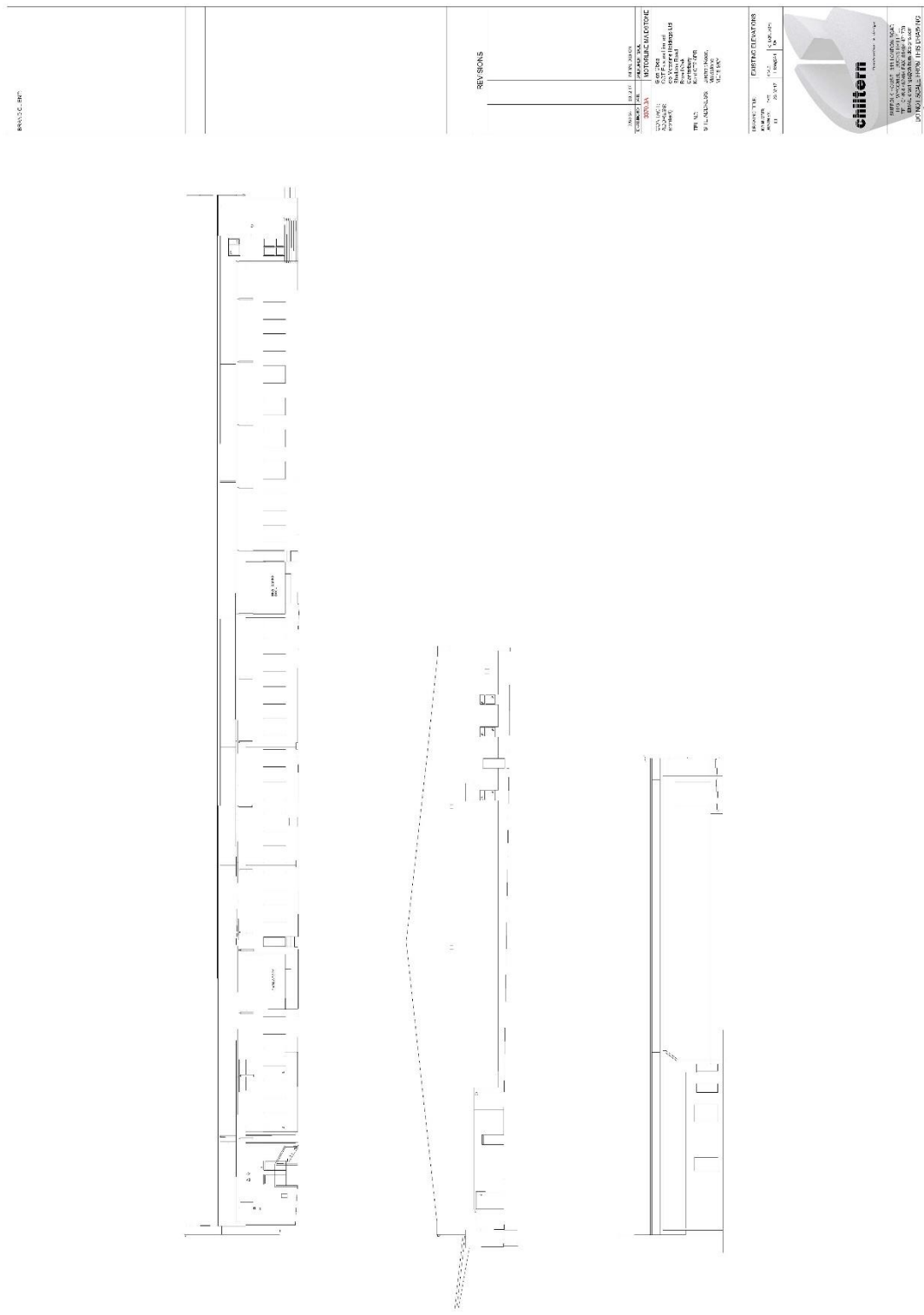
**N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.**

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