

TO LET

2 MAIDSTONE EXCHANGE, CUXTON ROAD, MAIDSTONE,
KENT, ME15 9HF

MODERN MID TERRACED INDUSTRIAL/WAREHOUSE UNIT
WITH FIRST FLOOR AIR CONDITIONED OFFICES
4,902 Sq Ft (455.4 Sq M)

- 6.8m eaves height
- Electrically operated sectional loading door
- All mains services including 3 phase electricity
- First floor air conditioned offices, kitchen & WC
- 8 car parking spaces
- <https://what3words.com/improve.whispers.squabbles>

01634 668000

2 The Oaks, Revenge Road, Lordswood, Chatham, Kent, ME5 8LF

WATSON DAY
CHARTERED SURVEYORS

2 MAIDSTONE EXCHANGE, CUXTON ROAD, MAIDSTONE, KENT, ME15 9HF

Location

The unit forms part of Maidstone Exchange at Parkwood, some 2.5 miles south east of Maidstone town centre. There is access to both Junction 7 of the M20 Motorway via the A274 and Willington Street and to Junction 8 via the A274 and Leeds Village. The M20 provides rapid communications to the channel ports and tunnel to the east and to London, the M25 and the remainder of the national motorway network to the west. Parkwood Industrial Estate is home to many significant occupiers including Rentokil Initial, Wolseley Group, FPS and Grafton Group (Buildbase). Other significant occupiers include Royal Mail, Bray & Sons Removals and Mercedes, Vauxhall, MG, Toyota, Peugeot, Lexus, Hyundai, Nissan and Motorpoint car dealerships.



Description

A modern mid terraced light industrial/workshop unit. Salient features include:-

- * Steel portal frame construction
- * Profile steel elevations
- * 6.8m eaves height
- * Electrically operated sectional loading door
- * Ground floor reception area & WC
- * First floor air-conditioned offices
- * First floor kitchen & WC
- * All mains services including 3 phase electricity
- * 8 parking spaces at the front

Accommodation

Gross external floor areas:-

	Sq Ft	Sq M
Ground floor warehouse	3,482	323.48
First floor offices	1,420	131.92
TOTAL	4,902	455.4

Terms

The property is available to let on an assignment or a sub lease for a term expiring July 2027.

Alternatively, consideration will be given to the grant of a new lease with terms and new rent to be agreed.

Rent

£61,275 per annum exclusive

VAT

The property is elected for VAT.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Service Charge

£4,163 per annum exclusive

Business Rates

Rateable Value £71,500

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

Band B (35). Valid until 26/06/2029.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the sole agents:-

Watson Day
Tel: 01634 668000

Richard Turnill
07764 476915
richardturnill@watsonday.com



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