



Unit 4-5 Palace Industrial Estate

Bircholt Road, Parkwood, Maidstone, ME15 9XT

**Sale of two warehouse units
on established estate.
Available separately or
together**

2,137 to 4,538 sq ft
(198.53 to 421.59 sq m)

- Roller shutter doors
- 5m eaves
- 3 phase power
- Unit 5 - Ground and 1st floor offices
- On site parking

Unit 4-5 Palace Industrial Estate, Bircholt Road, Parkwood, Maidstone, ME15 9XT

Summary

Available Size	2,137 to 4,538 sq ft
Rent	Unit 4 - £22,000 pax and Unit 5 - £28,000 pax
Price	Unit 4 - £290,000. Unit 5-£350,000
Business Rates	We understand Unit 4 has a rateable value of £21,500 and Unit 5 a rateable value of £27,250
VAT	VAT applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
Estate Charge	There is an estate charge for the upkeep of the common parts of the estate. further information avaiable upon request.
EPC Rating	D (92)

Description

A pair of semi-detached units of steel portal frame with part brick and part profile metal cladding under an insulated roof. The warehouse benefits from 5m eaves, roller shutter door to each unit. Unit 5 benefits from ground and 1st floor offices with suspended ceilings and recessed lighting, double glazed windows, kitchen and separate WC's. Unit 4 has a mezzanine floor with offices and WC. Both units have parking/loading to the front of each unit.

Location

The units are situated on the Palace Industrial Estate which is part of the well established Parkwood Estate, some 3.5 miles south east of Maidstone town centre. Access from the M20 is via either junction 7 or 8 and are equal distance within 5 miles via the A274.

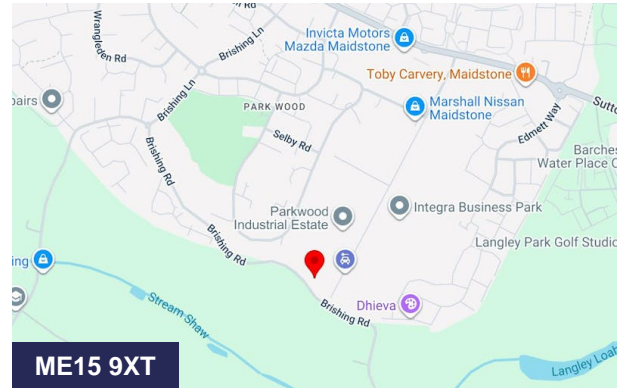
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - No.4 Warehouse	1,511	140.38
Unit - No.4 Mezzanine	890	82.68
Unit - No.4 Whole	2,401	223.06
Unit - No.5 Grd Warehouse	1,021	94.85
Unit - No.5 Grd Fl Offices	529	49.15
Unit - No.5 1st Fl offices	587	54.53
Unit - No 5 Whole	2,134	198.26

Terms

The units are available either together or separately. Both units are held on separate long leaseholds of 125 years expiring April 2112 (circa 87 years remaining) subject to a ground rent payment of approximately £2,500 per annum, per unit. Consideration will be given to new leases for a minimum term of 3 years on individual units or combined.



Viewing & Further Information



Robert Martine

01622 672233 | 07812 164698

rmm@martinewaghorn.co.uk