



Unit 19 Palace Industrial Estate

Bircholt Road, Parkwood, Maidstone, ME15 9XU

**Semi detached modern unit
with parking/secure yard to
rear.**

930 sq ft
(86.40 sq m)

- Roller shutter door to rear
- Secure yard / parking to rear
- 3 phase power
- 5m eaves
- Electric security shutters to windows and doors
- Ground floor office

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Summary

Available Size	930 sq ft
Rent	£13,500 per annum Rent payable quarterly in advance. A rent deposit of a minimum of 3 months will be required.
Rates Payable	£5,076 per annum The tenant is responsible for paying business rates direct to Maidstone Borough Council
Rateable Value	£11,750
Service Charge	There is a service charge for the upkeep of the common parts of the estate. Further information upon request.
VAT	VAT is payable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

A semi-detached unit of steel portal frame with part brick and part profile metal cladding under an insulated roof. The warehouse benefits from 5 m eaves, lighting and roller shutter door to the rear with WC and tea point. There is an office to the front with spotlights, double glazed windows and electric security shutters to windows and entrance door. To the rear is parking / yard which is self contained and accessed via double gates to the side of the property.

Location

The unit is 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
Ground - Warehouse	652	60.57
Ground - Office	278	25.83
Total	930	86.40

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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