



Unit L Orchard Business Centre

St Barnabas Close, 20/20 Estate, Maidstone, ME16 0JZ

**Modern unit on popular
estate - Junction 5 M20**

1,378 sq ft
(128.02 sq m)

- 5.69m eaves
- LED lighting
- Modern gas boiler/heating
- Mezzanine offices
- Parking / loading
- Fire / intruder alarm

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Summary

Available Size	1,378 sq ft
Rent	£17,000 per annum . Rent payable quarterly in advance, with 3 month rent deposit
Rates Payable	£7,920 per annum
Rateable Value	£16,500
Service Charge	There is a service charge for the upkeep of the common parts of the Estate. Further information on request n request er k
Car Parking	Additional parking potentially available by separate arrangement
VAT	Applicable. VAT is payable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

The property is a mid terraced unit of steel portal frame with profiled metal cladding and internal block work. The unit benefits from 5.69m (19ft) eaves, roller shutter door, LED lighting, modern gas boiler, tea point and DDA WC. There is a mezzanine office to the rear with suspended ceiling, recessed LED lights, heating and internal window to the warehouse. Externally there is loading and parking.

Location

Orchard Business Centre is situated on the established 20/20 Estate just off the A20 and is less than 1 mile from Junction 5 M20 which provides access to the national motorway network via the M25 and the channel ports. Maidstone town centre is within 2 miles to the south east and Quarrywood Retail Park is within 1 mile providing supermarket and local amenities. Also the property is within a short walk of the newly developed Natural Fit Members' Health & Wellness Club.

Accommodation

The accommodation comprises the following areas:

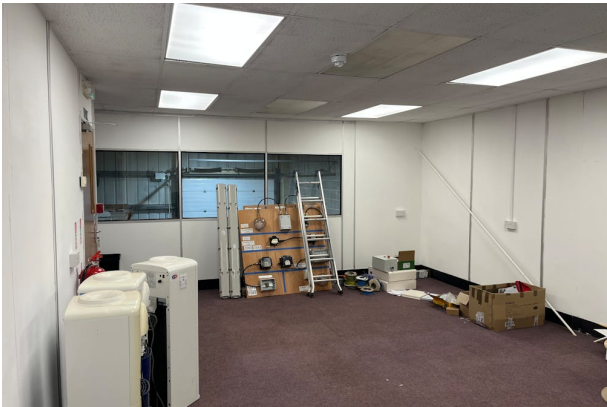
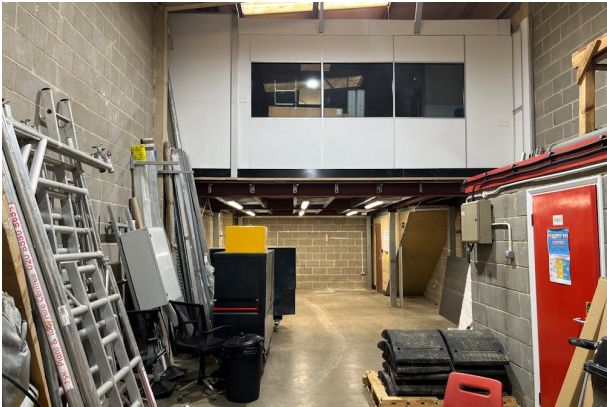
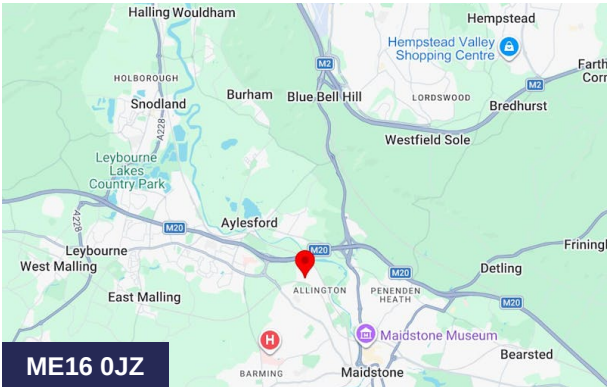
Name	sq ft	sq m
Ground - Warehouse	947	87.98
1st - Mezzanine Office	431	40.04
Total	1,378	128.02

Viewings

By prior appointment with sole agents

Terms

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



Viewing & Further Information



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