

Unit 13 Heronden Road

Maidstone, Kent, ME15 9YR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Industrial / Warehouse TO LET

Unit 13 Heronden Road

Maidstone, Kent, ME15 9YR

Key Features

- £265,000 Per Annum (Exc)
- Electric Roller Shutter Doors
- 31,093 Sq Ft Concrete Surfaced,
Fenced and Gated Yard
- 4.6m Eaves Rising to 6m
- 3 Phase Electricity
- LED Lighting

Description

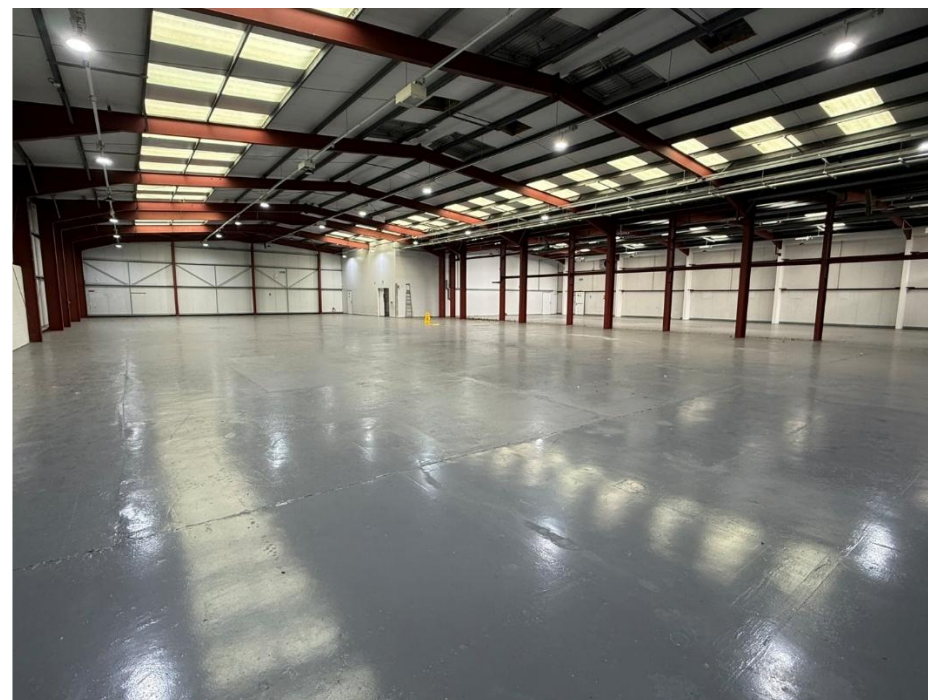
TO LET -- SUBSTANTIAL INDUSTRIAL/WAREHOUSE BUILDING WITH SECURE YARD

The property is situated on Heronden Road on the Parkwood Industrial Estate estate in Maidstone, comprising a substantial industrial/warehouse building of steel frame construction, having brick and block elevations beneath a pitched roof.

Accommodation

The property is a detached warehouse building situated in a cul-de-sac location off Bircholt Road. The site is fenced and gated to its perimeter and sits on a self-contained 1.4 acre (0.56 hectare) plot.

The unit has personnel entrance into the south-east corner of the building to the ground floor offices which lead through to the main warehouse area of steel portal frame construction benefitting from 6m eaves. There is an additional bay (of 5.85m eaves) running the full length of the northern elevation which is open to the main warehouse/production area. In addition to this there is a smaller servicing bay attached benefitting from two additional shutter doors. The first floor offices and storage are accessed by the main stairwell and passenger lift.



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There is a large private, fenced yard of approximately 31,000 sq ft yard offering enhanced storage or parking opportunities.

The properties have been measured on a Gross Internal Area (GIA) Basis as follows:

Area	Sq Ft	Sq M
Warehouse GIA	21,910	2,035.50
Offices	3,648	338.91
Low Height Storage	409	37.99
Total GIA	25,967	2,412.41

Rateable Value

The rateable value of the property is shown on the Valuation Office Website as follows:
Rateable Value from April 2026 £131,000 @ 48.p in the £ for the year 2026/27.

(Please rely on your own investigations regarding the rates payable)

Rent

£265,000 Per Annum Exclusive

Terms

To take a new full repairing & insuring lease by negotiation.

A sale of the Long Leasehold Interest will also be considered. Further information available upon request..

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction



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Location

The property is located on the Heronden Road Estate at the Maidstone (Parkwood) Industrial Estate which is approximately 4 miles to the south east of Maidstone Town Centre. The property fronts the A274, Sutton Road, and Bircholt Road which is the primary estate road within Parkwood and connects to the A274 providing access into Maidstone.

Parkwood Industrial estate is a major industrial estate within the area and is also an established national occupier location with occupiers including Alliance Automotive, Wolseley Group, Royal Mail, Mercedes, Motorline etc.

What3Words Location:- <https://what3words.com/retrain.conceals.startles>

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional costs.

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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