

# Prominent Commercial Site

To be developed or sold



CORE COMMERCIAL

**A site of 1.1 acres**  
Suitable for 4,000 to 20,000 sqft

Cuxton Road / Bircholt Road  
**MAIDSTONE**  
Kent ME15 9NY

## Location

Maidstone is the county town of Kent 35 miles Southeast of London. The property is prominently situated at the junction of Bircholt Road and Cuxton Road off the A274 Sutton Road southeast of Maidstone town centre.

## Description

A cleared commercial site of approx. 1.1 acres

An indicative scheme shows:

<b>Block A</b>	<b>10,600</b>
<b>Block B</b>	<b>3,820</b>
<b>Total</b>	<b>14,420 sqft</b> (1,340 sq m)

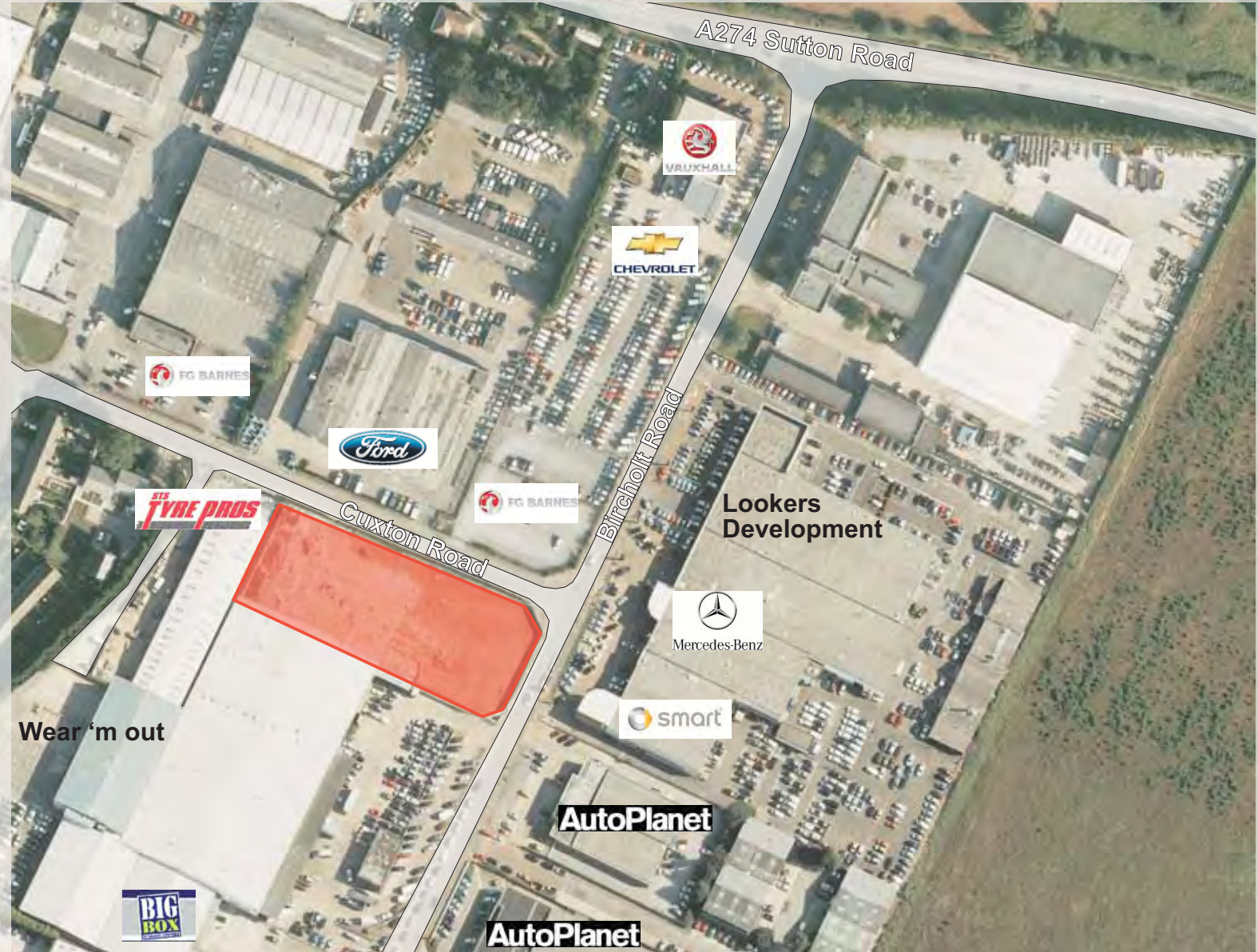
## Planning

The site is zoned for employment purposes comprising Showroom, B1, B2 and B8 uses.

## Terms

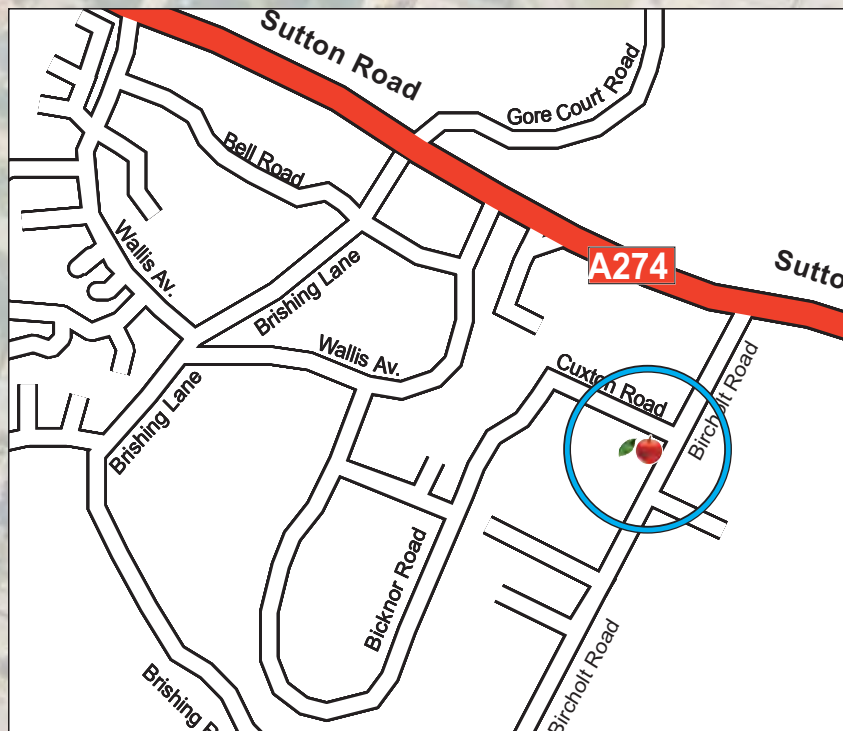
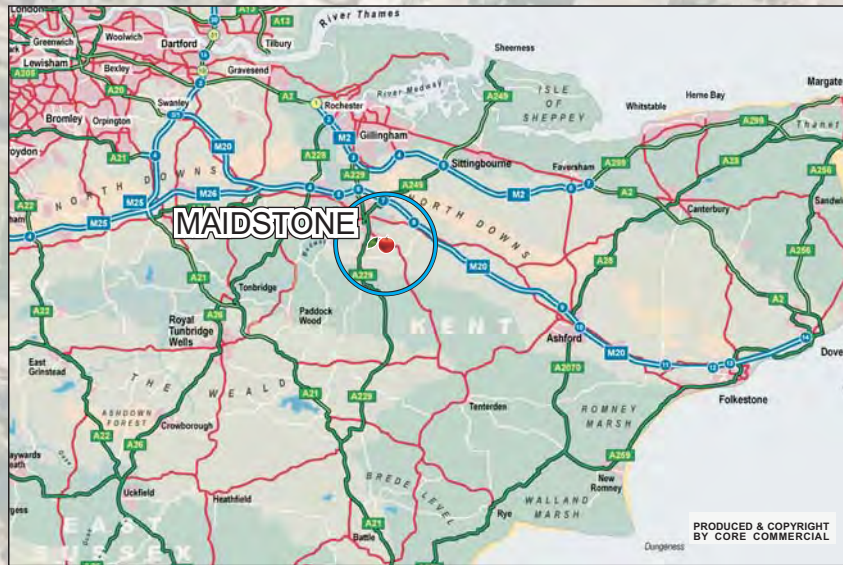
The site is to be developed according to occupiers specific requirements to let or for sale. Alternatively our clients will sell the site outright.

The property is held on a 125 year ground lease from March 2003 at low geared ground rent, (currently £4,000 pa) subject to geared review in 2009 and every 10 years thereafter.





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# Cuxton Road



These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement

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