

# WAREHOUSE / INDUSTRIAL

Unit To Let or For Sale

## 5,655 sqft

Units 4, Nimbus Enterprise Centre  
Liphook Way, 20/20  
**MAIDSTONE** Kent ME16 0FZ

### Location

Maidstone is the county town of Kent which lies about 35 miles south east of London. The property is located on a modern estate half a mile to junction 5 of M20 motorway northwest of Maidstone.



### Description

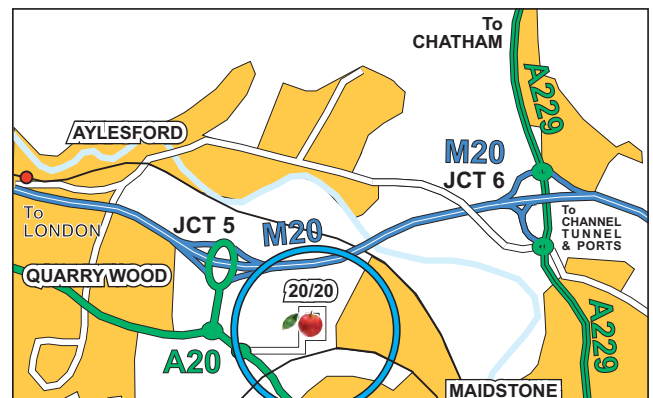
A steel portal framed warehouse:  
27'6" eaves (8.5m)  
All mains services  
3 phase power  
Integral offices  
High bay lighting  
Concrete and block paved forecourts  
Separate WC's and tea point  
Epoxy painted floors  
Wide insulated panel loading doors

Ground	Warehouse	4,231
First	Office / store	1,424
		<b>5,655 sqft</b>
		(525 sq m)

10 car parking spaces plus loading area

### Terms

To let at £45,000 pa (£7.96 psf) or for sale at not less than of £545,000, subject to contract, plus vat. Rates payable £18,836 pa for 2011/12 - (Rateable Value £43,500)



### Contact

David Marriott or Neil Mason on **01892 834483**  
**[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)**  
Or our joint agents Edwin Hill

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