

# Factory To Let or May Sell

CORE COMMERCIAL



**Unit 1, Spectrum  
Business Estate  
Bircholt Road**

**MAIDSTONE**  
**Kent ME15 9YP**

## Location

Located south east of the town off the A274 Sutton Road on the established Parkwood estate on Bircholt Road.

## Description

A semi detached portal framed unit with profiled steel cladding with roof lights. 21' eaves (25' peak). Roller shutter loading to the rear and office access to the front. 3 phase power. Gas fired space heater. Air conditioned first floor offices with toilets and kitchenette. 30 car parking spaces & rear loading area.

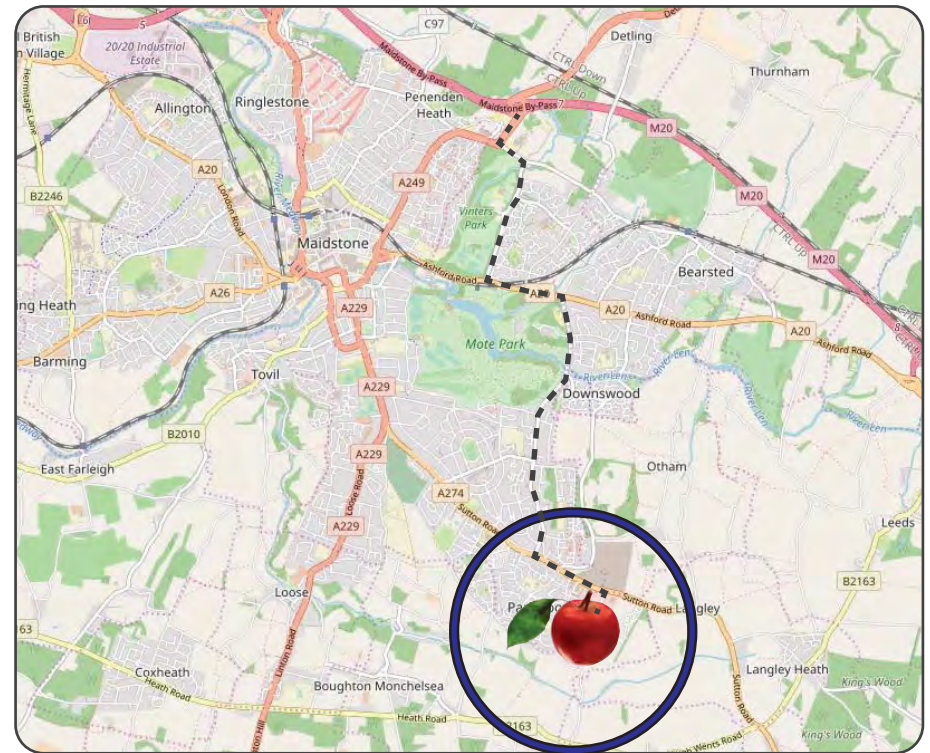
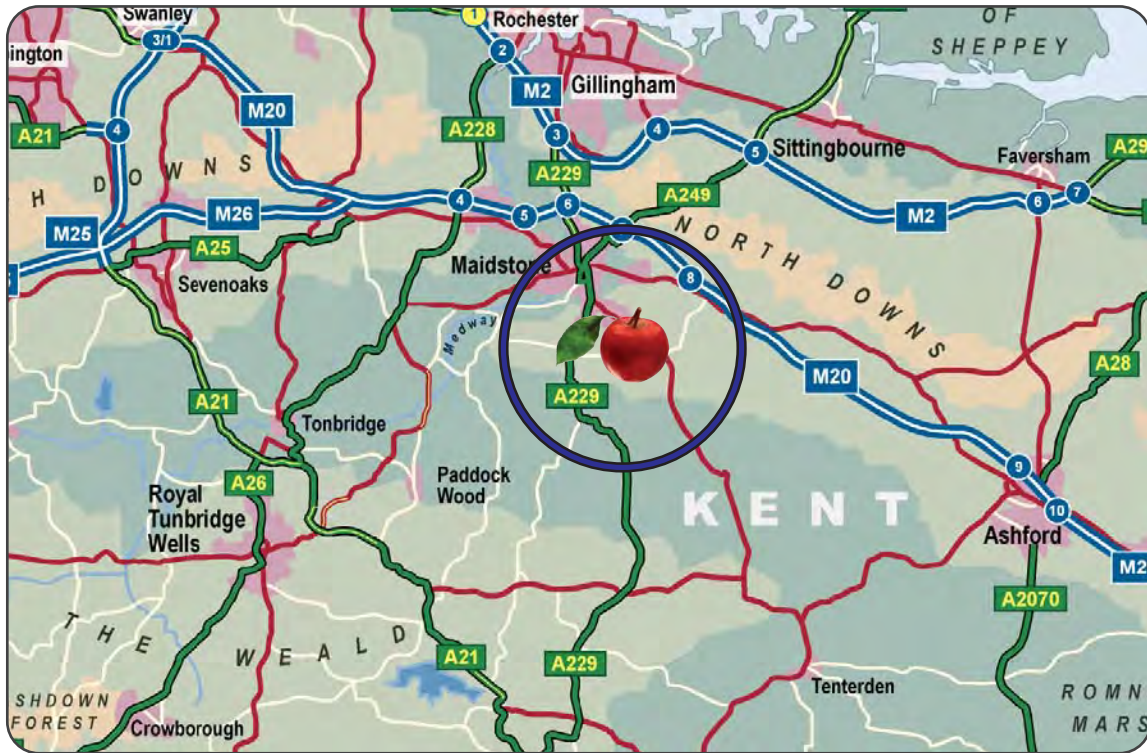
Production	9,814
First Floor Offices	1,455
Mezzanine Offices	921
Total	<b>12,190sqft</b>
Mezzanine store	2,112 sqft

## Terms

To Let at **£82,500** (£6.80 per sqft) plus VAT.  
May sell ground lease. Rates Payable 2017/18  
£32,572 (Rateable Value £68,000).



**12,200 sqft**




**CORE**  
COMMERCIAL

**01892 834483**

[www.CoreCommercial.co.uk](http://www.CoreCommercial.co.uk)

David Marriott  
David@CoreCommercial.co.uk

Neil Mason  
Neil@CoreCommercial.co.uk

Stephen Smith  
Stephen@CoreCommercial.co.uk

Core Commercial Limited, Unit 11 Offices, Dana Estate  
Transfesa Road, Paddock Wood, Kent TN12 6UT

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.