

# TRADE WAREHOUSE

For Sale or may let



## 2,160 sqft plus yard

Units 8, 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 built in 2007:  
22'4" eaves (24'2" peak)

Trade counter

Air conditioned integral offices with gas central heating  
Separate WC's

All mains services. 3 phase power

Power floated floor

High bay sodium lighting to warehouse

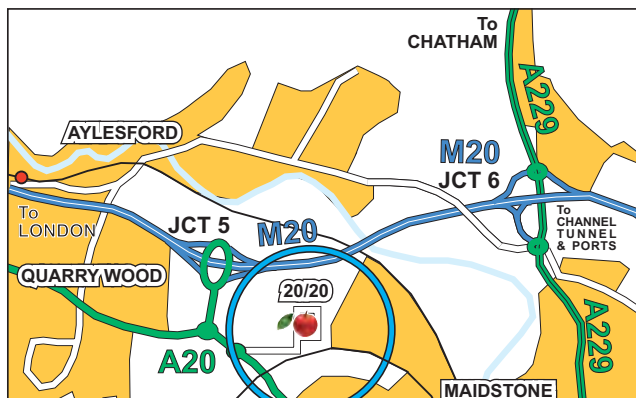
Concrete and block paved forecourts

Wide insulated panel loading doors with personnel door

Ground Warehouse & trade 1,530

First Office 630

**2,160 sqft**  
(201 sq m)



### Contact

David Marriott or Neil Mason on 01892 834483

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

Mezzanine store 390 sqft

Secure yard of 1,150 sqft

5 car parking spaces plus loading area.

### Terms

For sale at £295,000 or may let at £19,750 pa plus vat, subject to contract. Rates payable £9,634 pa for 2011/12 - (RV £22,250)

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# 01892 834483