

# INDUSTRIAL

Unit to let



## 3,210 sqft

Units 7, Phoenix Park  
Coldred Road, Bircholt Road, Parkwood  
**MAIDSTONE** Kent ME15 9XN

### Location

Maidstone is the county town of Kent which lies about 35 miles south east of London. The property is located south east of the town off the A274 Sutton Road on the established Parkwood estate on Bircholt Road Coldred Road is a right turning off Bircholt Road.



### Description

An end of terrace Industrial / Warehouse unit with integral offices. 3 phase power. Toilet. 18 ft 4 in eaves. 24 hour use. Gas space heater. 10 parking spaces. Folding access doors.

Ground	Warehouse	1,980	
	Offices	740	2,720
First	Offices	490	<b>3,210 sqft</b>
Mezzanine	Store	270 sqft	

### Terms

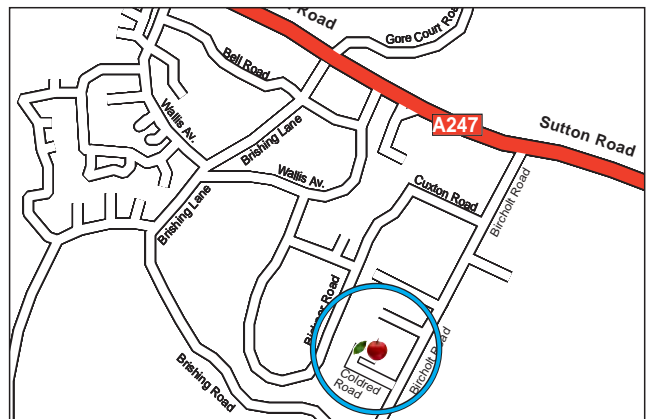
To let at £19,750 pa plus vat. 6 year lease from June 2010 with tenant's break option in June 2013. Rates payable £6,820 pa for 2011/12 (Rateable Value £15,750)

### Contact

David Marriott or Neil Mason on **01892 834483**

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