

# New Trade Warehouses To Let



Available for immediate occupation!

Block H, Phase II Integra  
Bircholt Road

## MAIDSTONE

Kent ME15 9YY

### Location

Maidstone is the county town of Kent 35 miles Southeast of London. The property is situated on Bircholt Road off the A274 Sutton Road southeast of Maidstone town centre.

### Description

Clear span steel portal framed warehouses: Shell finish. Glazed trade door to H3. Sectional loading doors. Eaves height 19'8" (6 m). 3 phase power. Epoxy resin floors. Internal block work to 10ft with Eurobond insulation above. Wall mounted spot lights and sockets. 2 pedestrian doors to each unit. Electronic shutter doors. B1 (Light Industrial), B2 (General Industrial) & B8 (Distribution) uses. 24 hour use. Mezzanine floors.

Unit	Ground	Mezz	Total
H1	3 035	1 044	4 079
H2	3 035	1 044	4 079
H3	4 108	1 582	5 690
H4	3 035	1 044	4 079
H5	3 035		LET

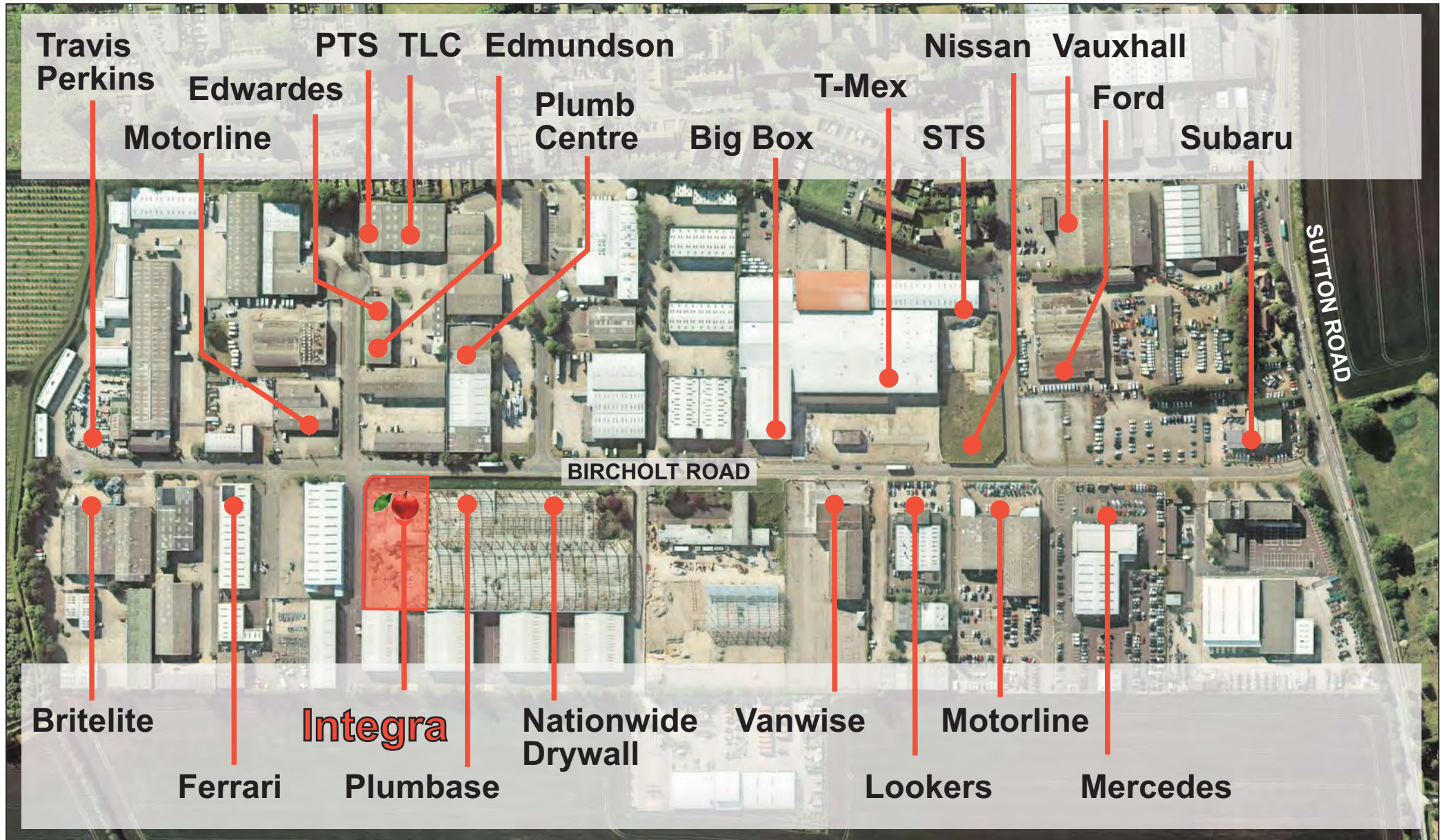
Excellent car parking



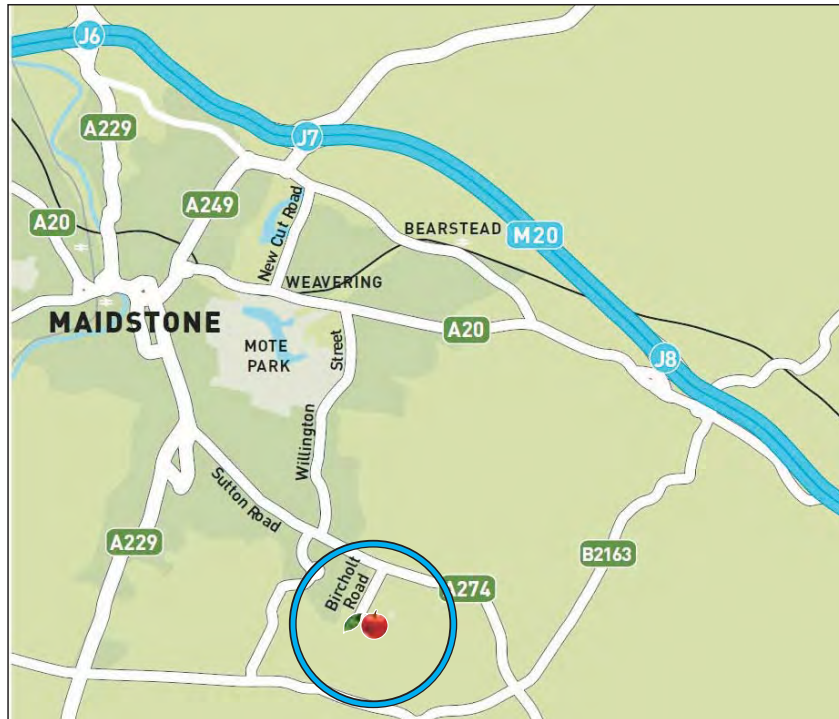
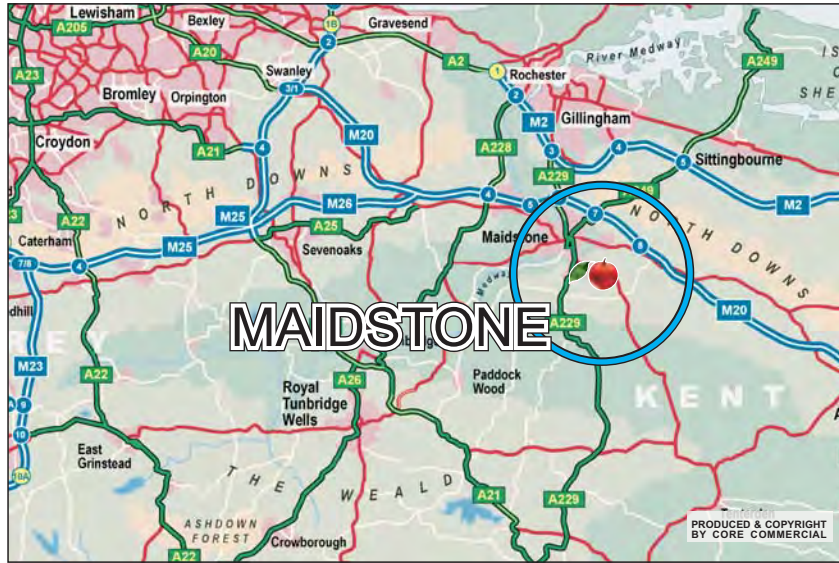
4,000 to 18,000 sqft



# Parkwood traders







### Terms

To let on Full Repairing & Insuring leases at

*Units H1, H2, H5*  
**£25,890 pa** (£6.34 per sqft overall)

*Unit H3 (Fronting Bircholt Road)*  
**£39,660 pa** (£6.97 per sqft overall)

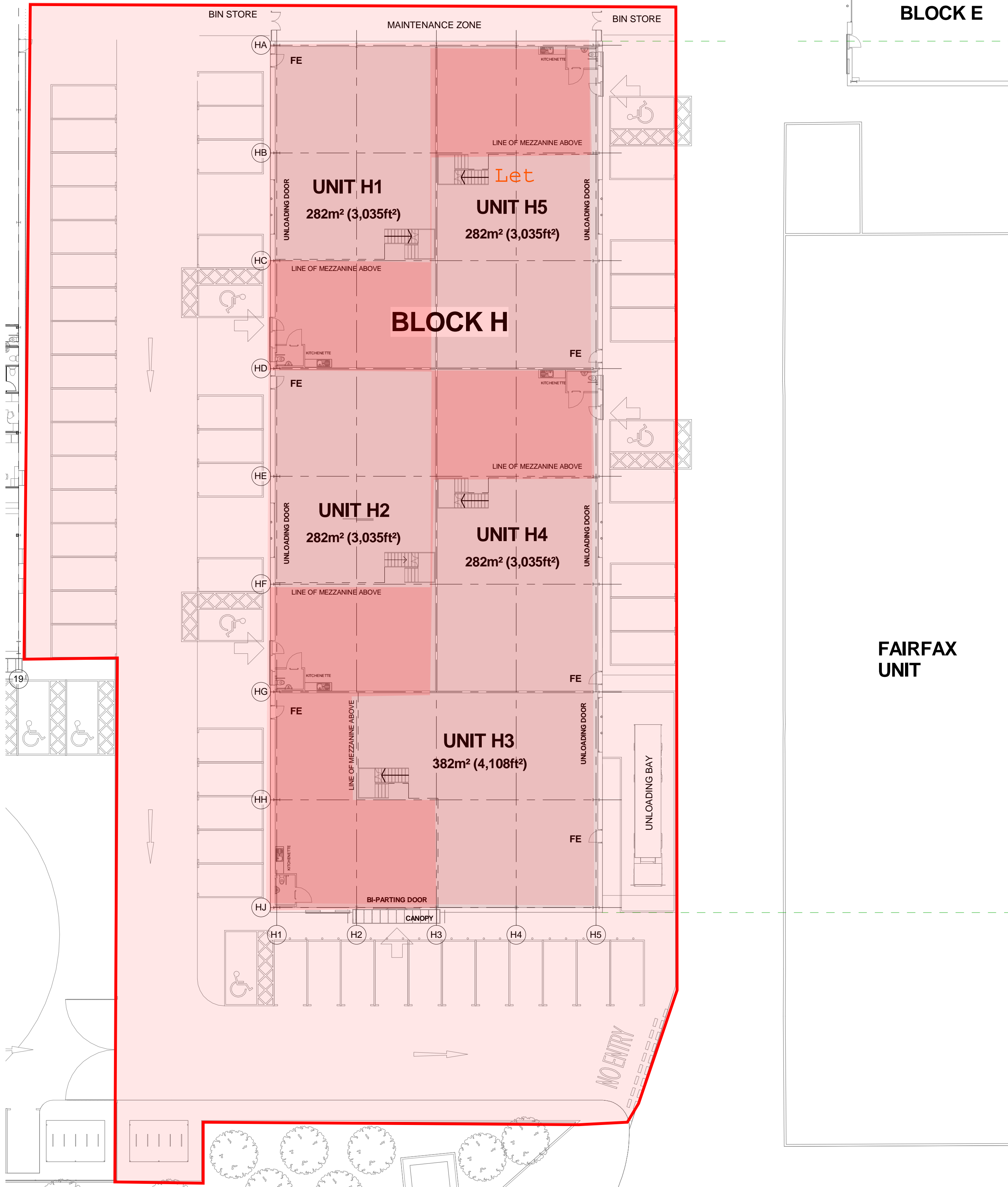
Service charge 30p per sqft. Insurance 11p per sqft. All plus vat, subject to contract.



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# BLOCK D

BLOCK E



Unit H Ground Floor Plan