

# Business Unit To Let

CORE COMMERCIAL



**Unit 16, Integra ME  
Bircholt Road**

**MAIDSTONE**  
**Kent ME15 9GQ**

## Location

Maidstone is situated about 45 miles south of London. The property lies to the southeast of the town on the established Parkwood estate. Good access to the M20 motorway.

## Description

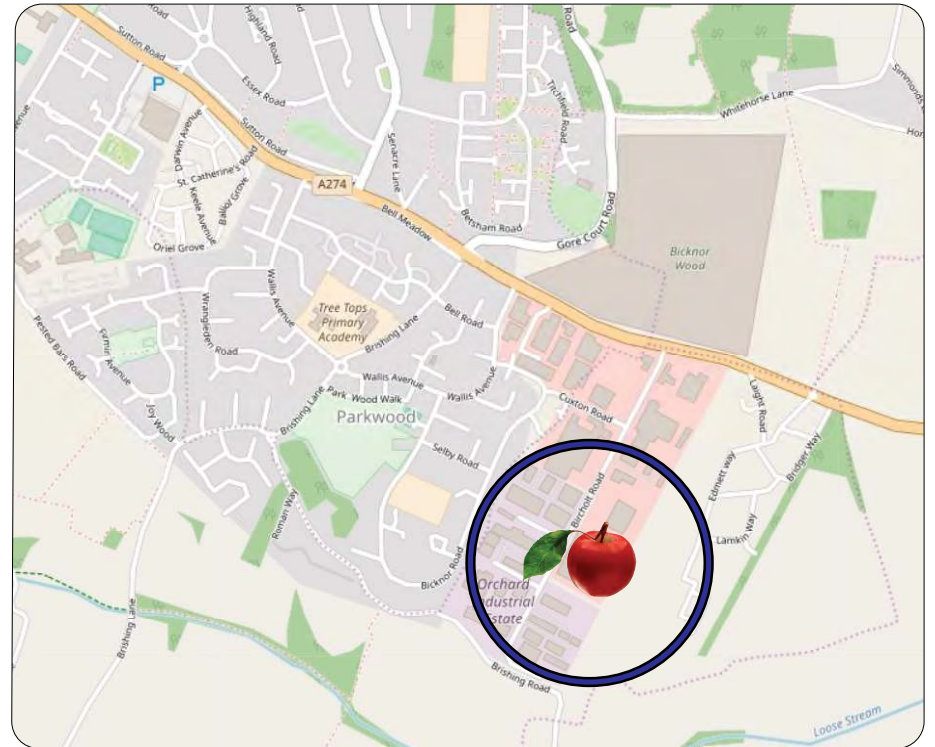
Modern business unit of portal frame construction with brick to about 6ft and lined profiled steel cladding above. 3 phase power, water and mains gas. Toilet and kitchenette. Sectional access doors. Forecourt parking spaces including loading area plus communal spaces. Eaves height: 20ft (25 ft peak). warehouse lighting.

Ground **1,744 sqft**

## Terms

To Let at **£16,130** (£9.25 persqft) per annum plus vat. Business Rates payable 2023/34 is £8,234 (Rateable Value £16,500).

**1,744 sqft**



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.



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