

# Business Unit To Let



CORE COMMERCIAL

**20 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 with B1, B2 and B8 uses. Unrestricted hours of use. Integral office with kitchen. Disabled toilet. 3 phase power, water and mains gas. Sectional access doors. Clear height 22'3". 4 dedicated parking spaces plus communal.

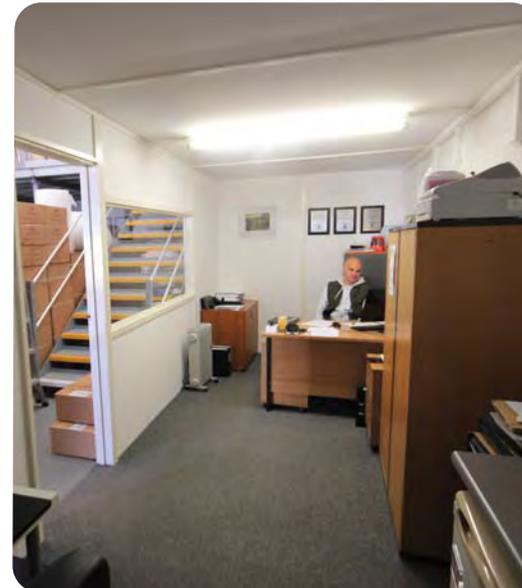
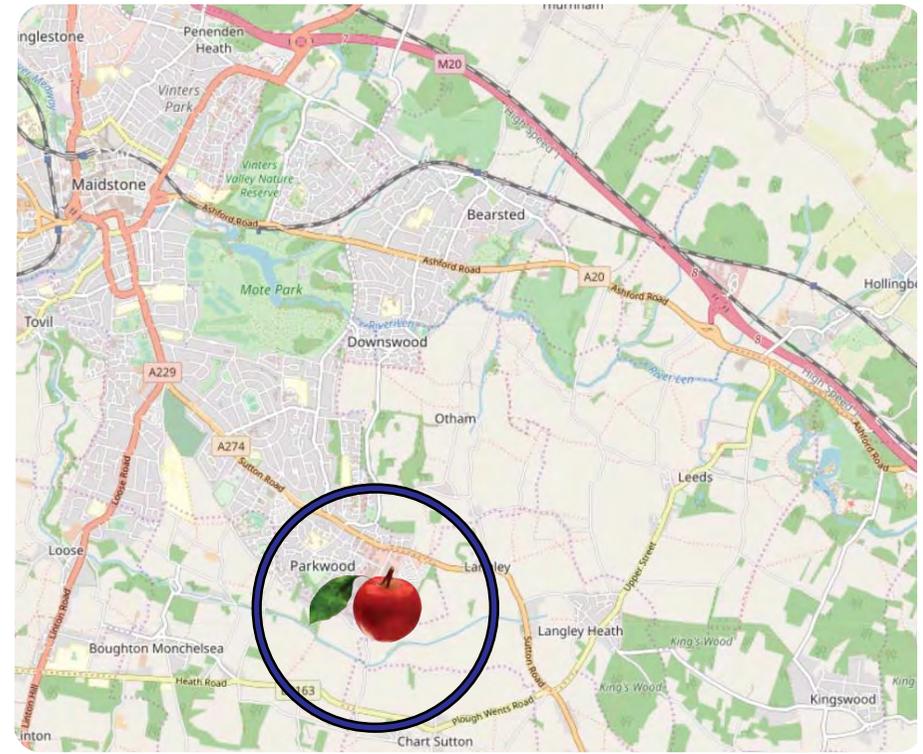
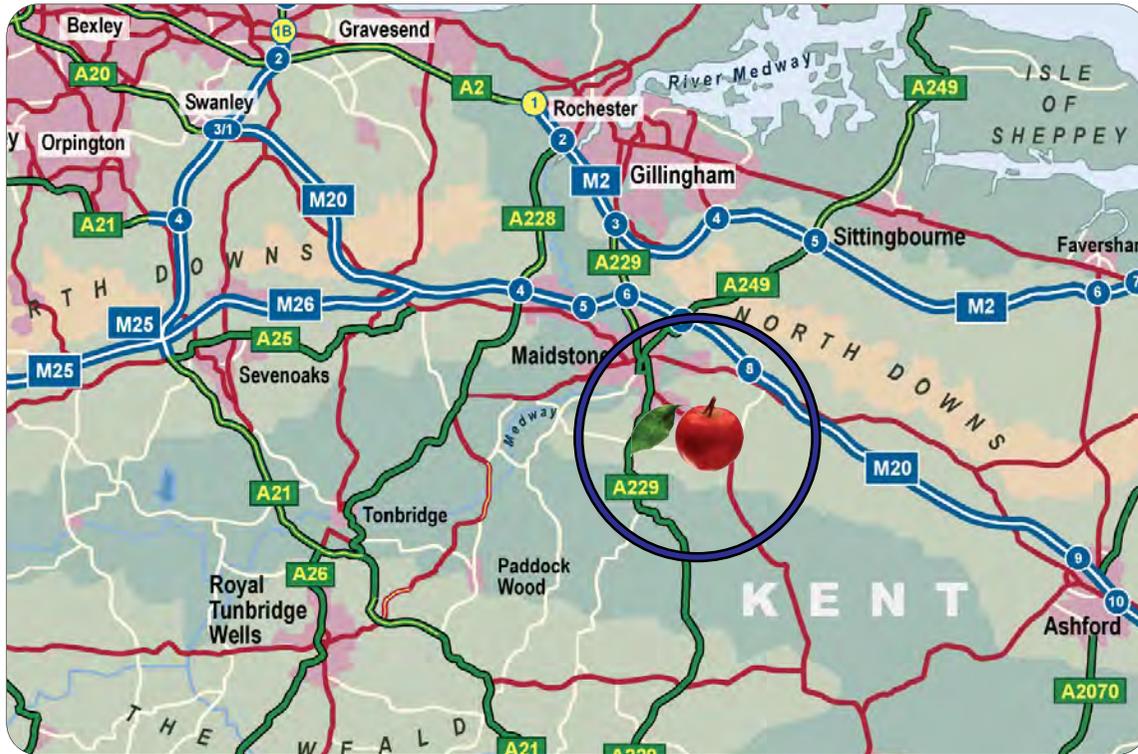
Warehouse	<b>1,564</b>
Office	<b>176</b>
	<b>1,740 sqft</b>

Mezzanine deck 470 sqft

## Terms

To let at **£15,000** pa plus vat. **Eligible Small Business Rates Relief.** Rates payable for 2019/20: £3,253 if this is your sole property, otherwise £6,506 pa (Rateable Value £13,250).

**1,740 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

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.

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