

Trade Warehouse To Let



**Unit 4/5 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

A modern business unit fitted out to the highest standard. First floor air-conditioned office, kitchen and show area. B1, B2 and B8 uses. Unrestricted hours of use. 22' eaves height (27' peak). Warehouse gas heater. Sodium lights. 3 phase power, water and mains gas. Epoxy resin floors. Sectional access doors. Pedestrian doors. Dedicated and communal parking.

Ground Floor 4 660
First office 1 099
5 759 sqft

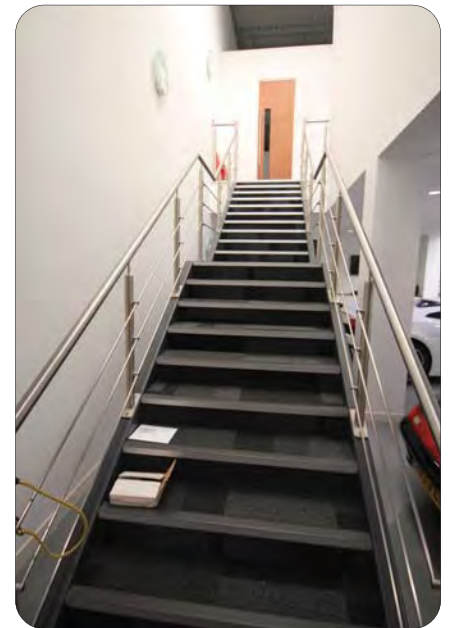
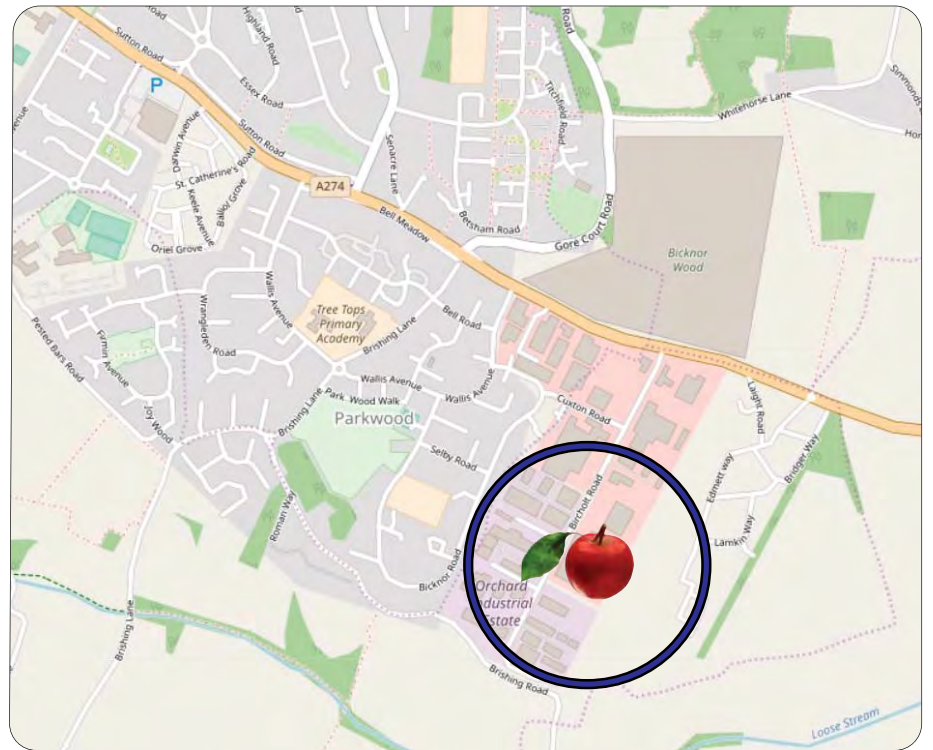
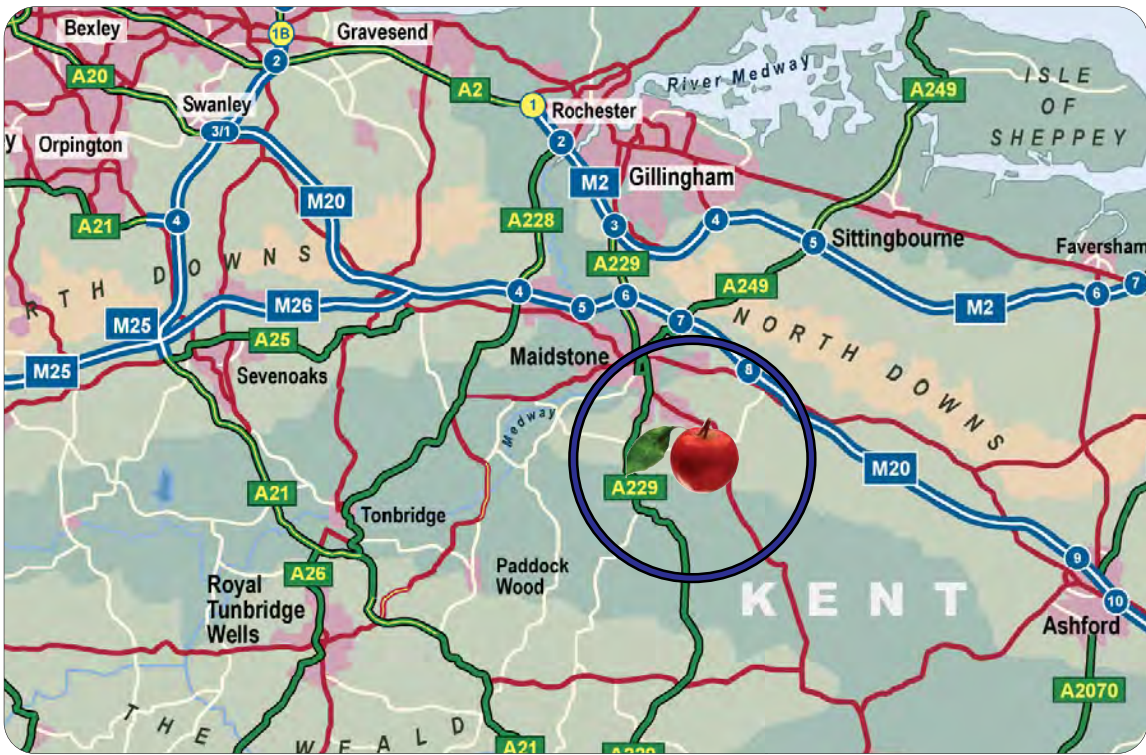
Additional mezzanine floor 1,462 sqft.

Terms

To let by way of assignment at **£50,000 pa** (£8.68 psf) plus vat. Rates payable for 2018/19 £20,336 pa (Rateable Value £41,250).



5,759 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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