

# Trade Warehouse To Let or For Sale

**CORE**  
COMMERCIAL  
01892 834483



**Unit 4/5 Integra  
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. E (Old 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
	<b>5 759 sqft</b>

Additional mezzanine floor 1,462 sqft.

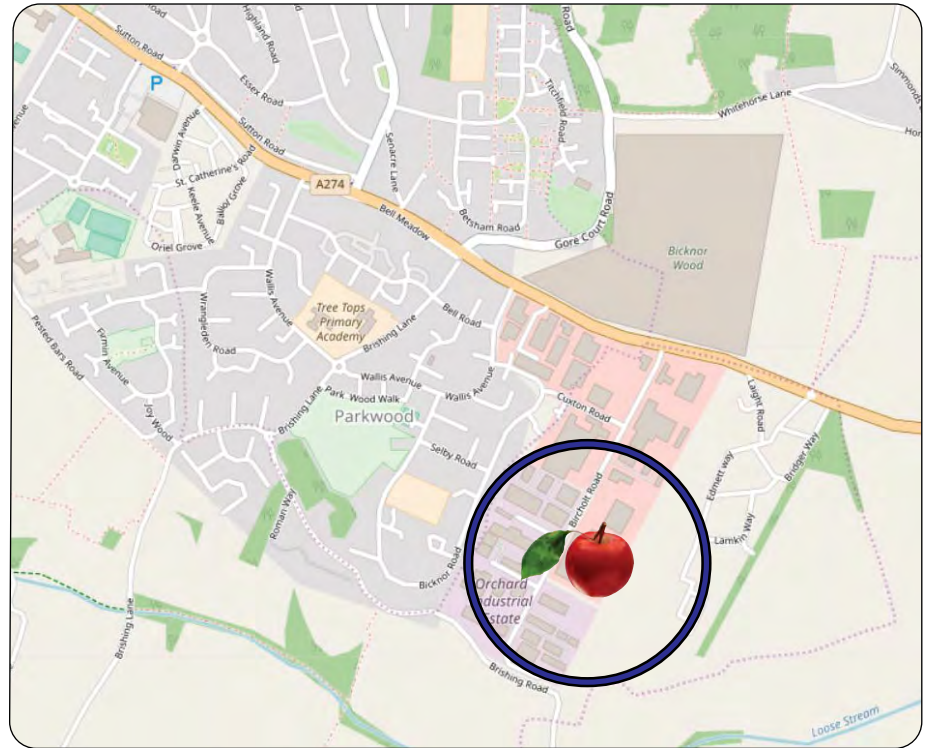
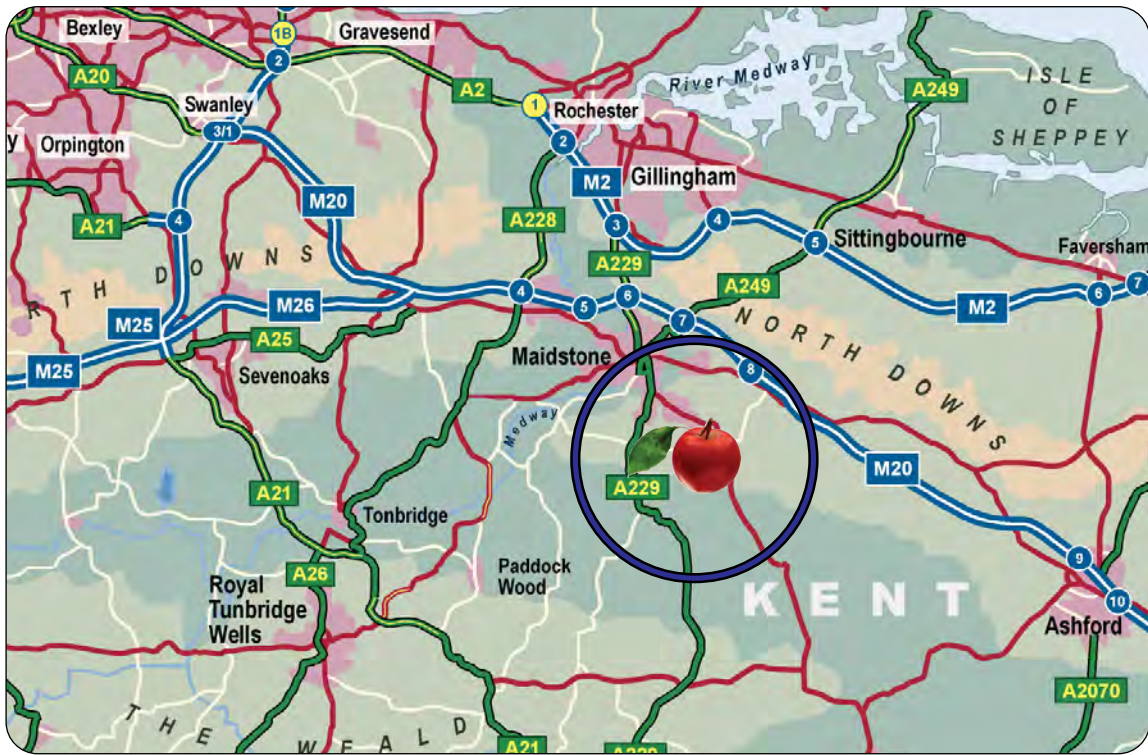
## Terms

To Let on a new lease at £61,250 pa plus vat or For Sale at offers in excess of £875,000 plus vat for 985 year peppercorn lease. Rates payable for 2024/25 £27,846 pa (Rateable Value £51,000).



**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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