# Trade warehouse To Let



Units 8 Nimbus Enterprise Centre Liphook Way, 20/20

## **MAIDSTONE**

Kent ME16 0FZ

#### Location

Maidstone is the county town of Kent which lies about 35 miles south east of London. The property is located on a modern estate half a mile to junction 5 of M20 motorway northwest of Maidstone.

### Description

A 2007 built steel portal framed warehouse:

- \* 22'4" eaves (24'2" peak)
- \* Trade counter
- \* Air conditioned integral offices with gas central heating
- \*Separate WC's
- \* All mains services. 3 phase power
- \* Power floated floor
- \* High bay sodium lighting to warehouse
- \* Concrete and block paved forecourts
- \* Wide insulated panel loading doors with personnel door.

Ground

Warehouse 1,530

First Office 630

2,160 sqft (201 sq m)

Mezzanine store 390 sqft
Secure yard of 1,150 sqft
5 car parking spaces plus loading area.

#### Terms

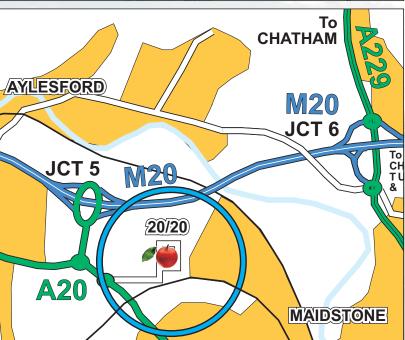
To let on new a new lease direct from freeholder at £16,000 pa, plus vat. Rates payable for 2012/13 £10,190 pa (Rateable Value £22,250). May sell freehold.

2,160 sqft













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