

# Warehouse / Industrial Unit To Let

## 3,210 sqft

Unit 7, Phoenix Industrial Park  
Coldred Road, Parkwood

## MAIDSTONE

Kent ME15 9XN

### Location

Maidstone is the county town of Kent which lies about 35 miles south east of London. The property is located south east of the town off the A274 Sutton Road on the established Parkwood estate on Bircholt Road Coldred Road is a right turning off Bircholt Road.

### Description

An end of terrace Industrial / Warehouse unit with integral offices. 3 phase power. Toilet. 18 ft 4 in eaves. 24 hour use. Gas space heater. 10 parking spaces. Folding access doors.

### Accommodation

Ground Warehouse	1,980	
Offices	<u>740</u>	2,720
First Offices	490	
		<b>3,210 sqft</b>

Mezz Store 270 sqft

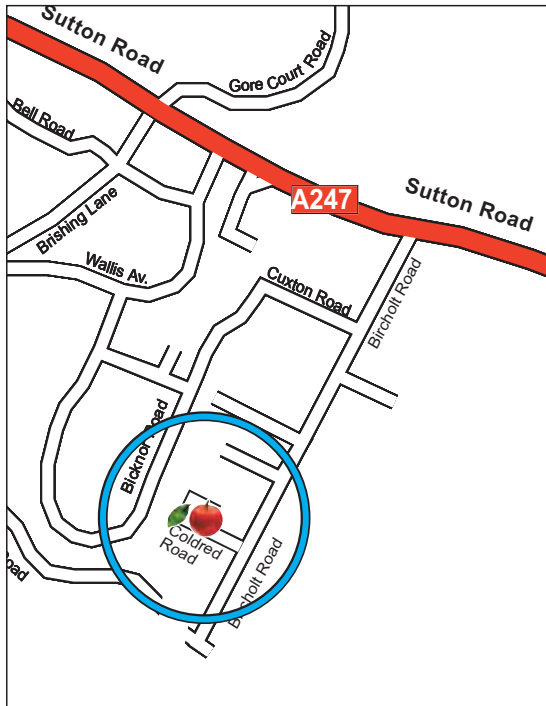
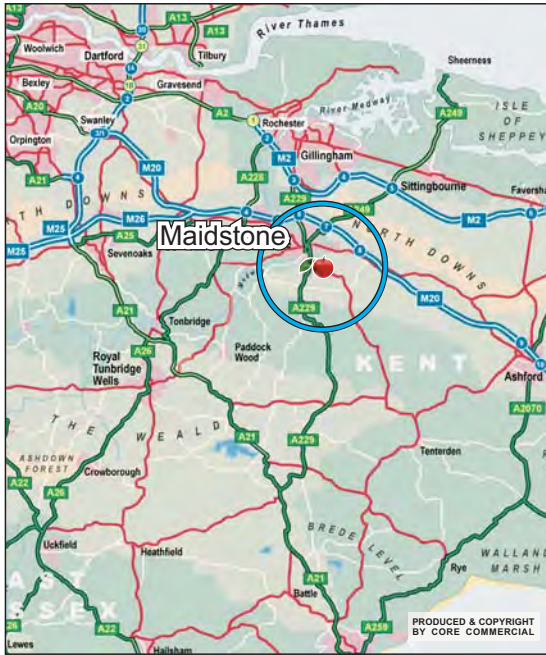
**Terms** Rent now £19,250 pa

To let at **£20,500** pa plus vat. Rates payable £7,214 pa for 2012/13 (Rateable Value £15,750).

Half rent for first year - £9,625

Then rent just £19,250 pa thereafter





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