

# Business Unit To Let



**H2 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. Toilet. 3 phase power, water and mains gas. Epoxy resin floors. Sectional access doors. 2 pedestrian doors. Security bollards. Eaves height 19'. Dedicated and communal parking. Additional parking available by negotiation.

Ground Floor	3,035 sqft
Mezzanine	1,044 sqft
Total	<b>4,079 sqft</b>

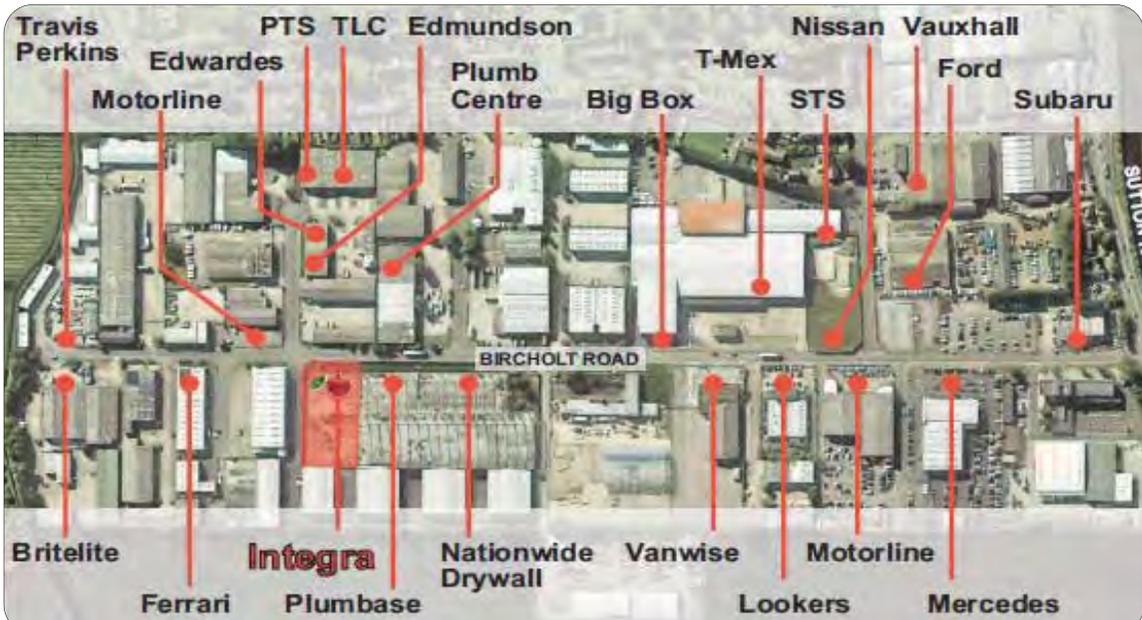
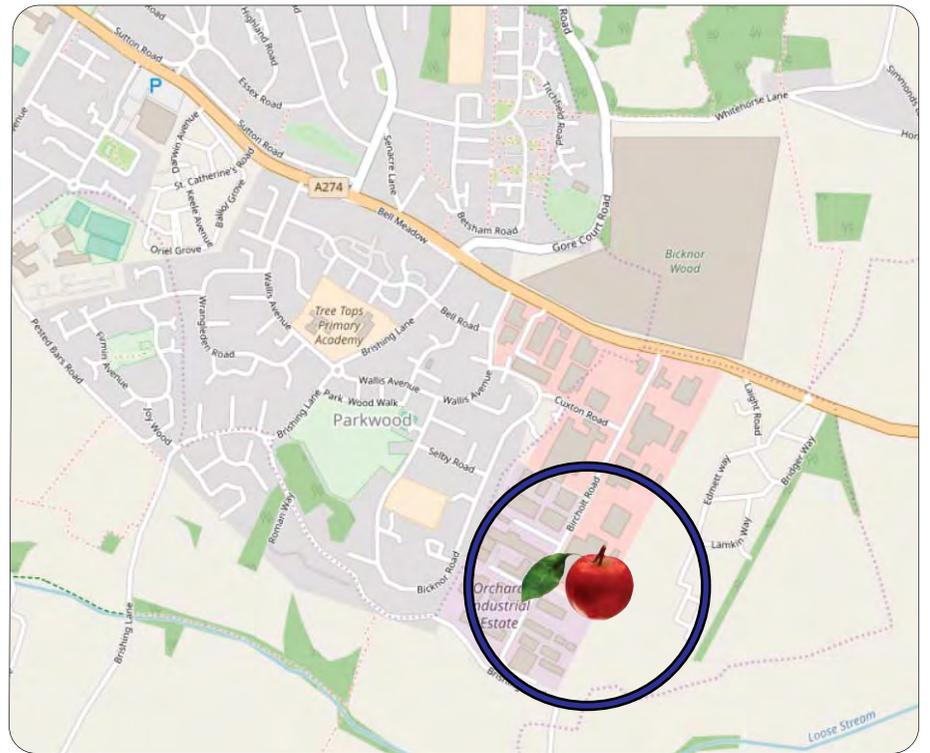
## Terms

To let on a new lease direct from owners.  
**£29,000 pa** plus vat. Rates payable for 2018/19 £12,202 pa (Rateable Value £24,750).



**Available March 2019**

**4,079 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.




**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

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

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.