

Industrial Investment For Sale



**Unit 6, 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 of portal frame construction with brick to about 8ft and lined profiled steel cladding above. Planning permission for B1, B2 and B8 uses. 3 phase power, water and mains gas. Sectional access doors. 3-4 dedicated parking spaces plus loading area plus communal spaces. Eaves height: 19'08" (6 metres).

Ground Floor	2,377
Mezzanine stores	920
	3,297 sqft

Terms

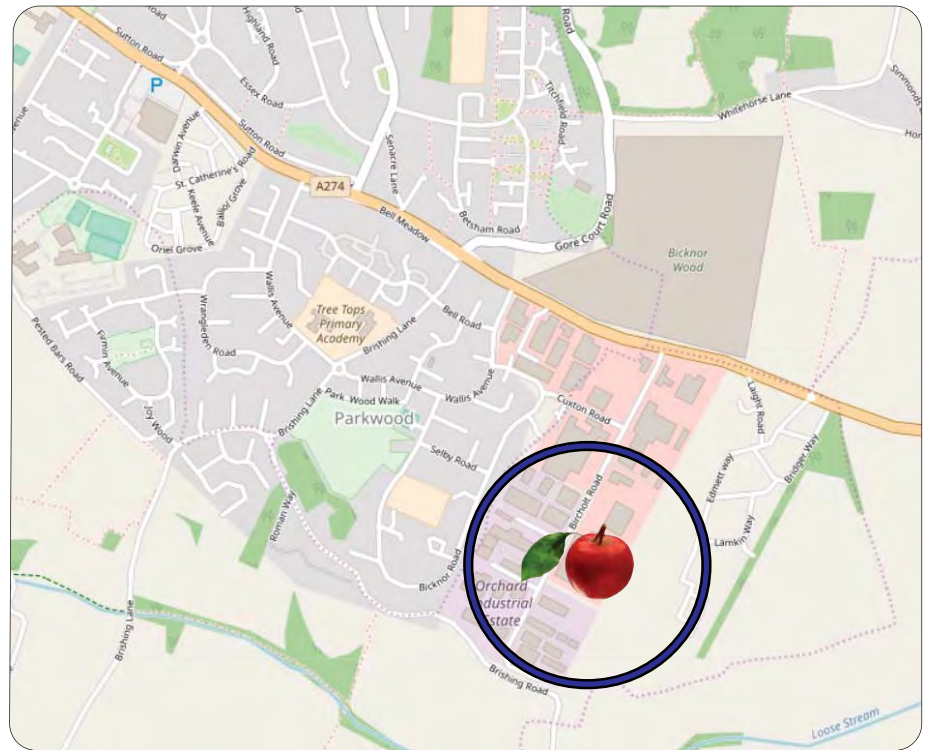
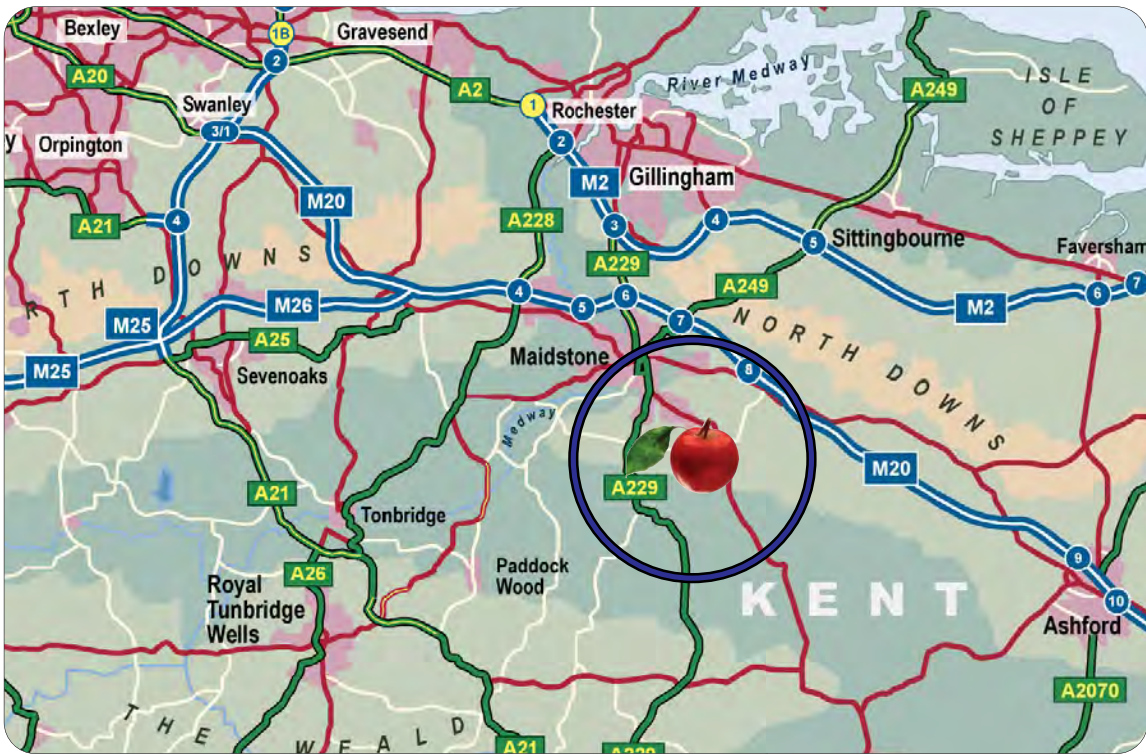
Let at **£21,500** pa (£6.52 psf) to A&B Glass Co Limited (Turnover: £43m YE April 2019) on a FR&I lease to 29-10-2025. Review & tenant break October 2022. **ERV £28,000.**

For Sale on a 990 year peppercorn lease at a at **£375,000** plus vat (5.7% rising to 7.5% gross / £114 psf overall), subject to contract.

Archive photos



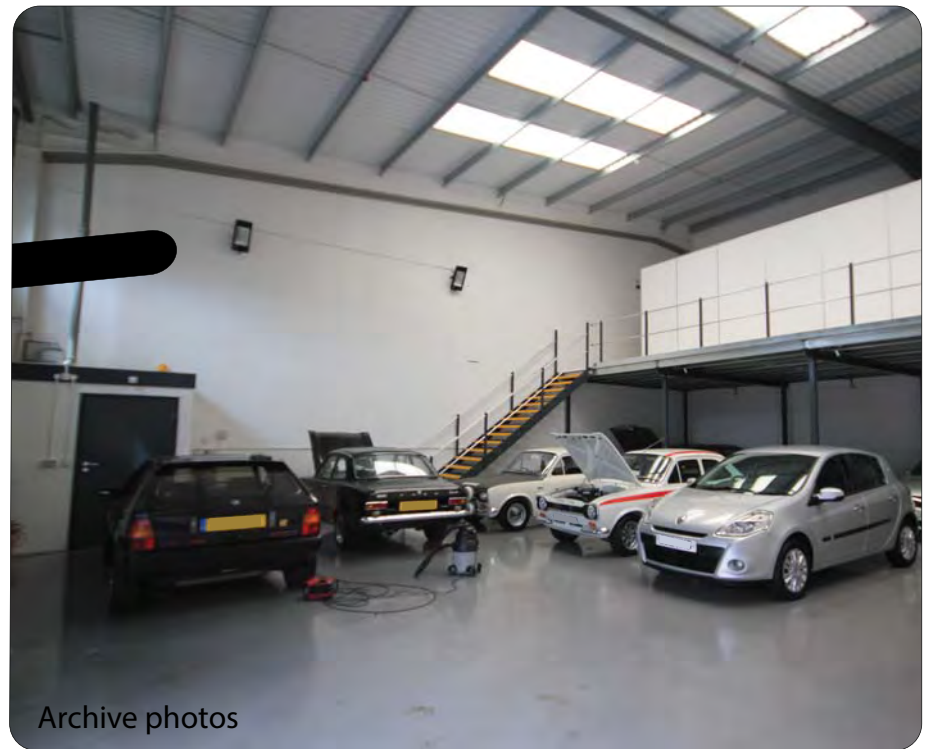
£375,000
5.7 > 7.5%
£114 psf



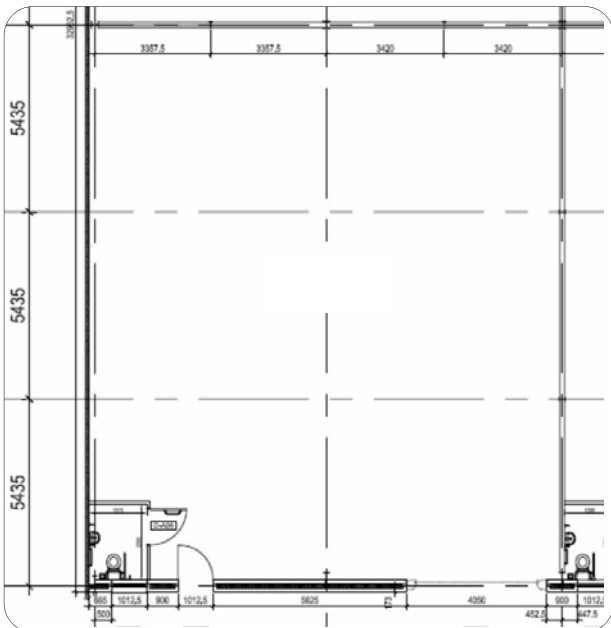
Archive photos



Archive photos



Archive photos



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

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