

# Business Unit For Sale



**Unit 9 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 Park Wood estate. Good access to the M20 motorway.

## Description

Business unit with planning permission for B1, B2 and B8 uses. Air conditioned integral first floor offices. Security bollards. 3 phase power, water and mains gas. Sectional access doors. Dedicated and communal parking. Eaves height: 19'08" (6 metres). Gross internal floor areas:

|               |                   |
|---------------|-------------------|
| <b>Unit 9</b> |                   |
| Ground        | 1,736             |
| First Offices | 756               |
|               | <b>2,492 sqft</b> |

## Terms

For sale on a 990 year peppercom Ground Lease: **£310,000** plus vat, subject to contract. Rates payable for 2016/17 £8,125 pa (Rateable Value £17,250)



**2,500 sqft**





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