

Modern Warehouses To Let

CORE
COMMERCIAL
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Units 8, 9 and 12
Headcorn Business Park
Maidstone Road

HEADCORN
Kent TN27 9PJ

Location

Located north of Headcorn, 8 miles southeast of Maidstone on the A274.

Description

Three modern portal framed units with insulated profiled steel cladding and roofs on a gated estate. E industrial class, B2 and B8 uses. No hours of use restriction.

Unit 8 is a warehouse/workshop with w/c, LED lights, 2 roller shutters, 3 phase power, mezzanine and yard.

Unit 9 is a warehouse/workshop with LED lighting, 2 electric roller shutters and 3 phase power. First floor offices with air con and mezzanine floor.

Unit 12 is a warehouse with electric roller shutter, LED lights, 3 phase power and eaves height of 19ft.

Unit 8 Ground 3,618 sqft
Mezzanine 1,586 sqft
Yard 5,000 sqft (can be fenced)

Unit 9 Ground 3,632 sqft
1st Offices 903 Total 4,535 sqft
Mezzanine 830 sqft

Unit 12 Warehouse 6,000 sqft

Terms

Units to Let on new leases.

Unit 8 £49,950 pa.

Unit 9 £47,500 pa.

Unit 12 £59,950 pa.

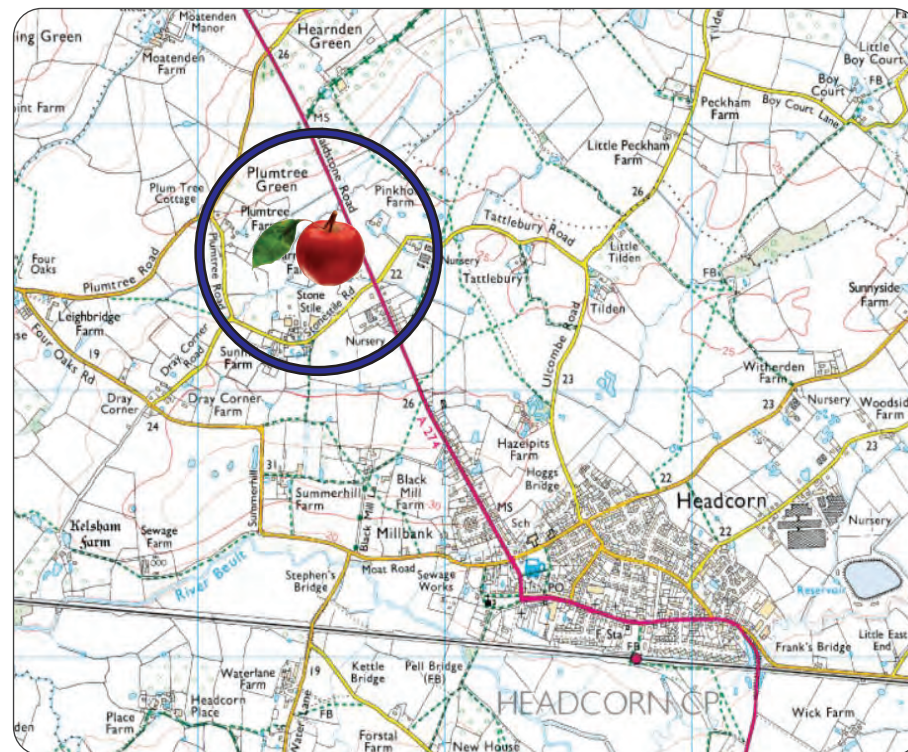
Rents plus vat. Business rates payable for 2026/27. Unit 8: £15,012 (RV £34,750).

Unit 9: £18,144 (RV £42,000).

Unit 12: £17,280 (RV £40,000).

Unit 9

6,000 - 14,153 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.



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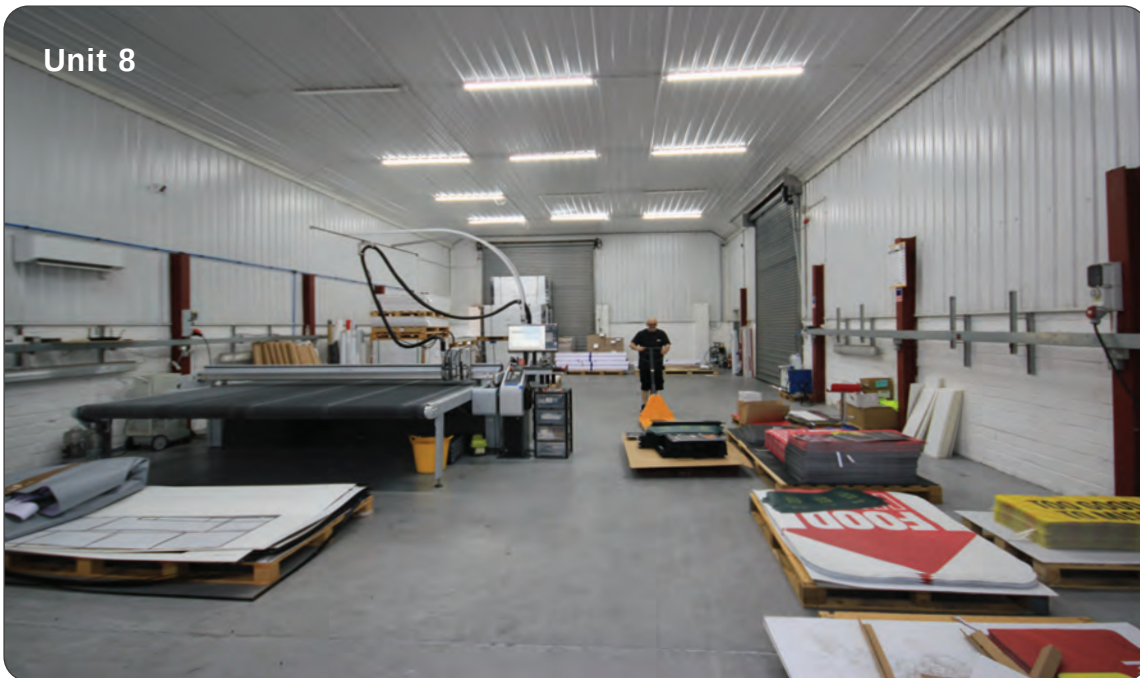
Unit 12



Unit 8



Unit 8



Unit 12



Unit 8 Mezzanine



Unit 9 offices

A photograph of a kitchen area, likely a break room or staff kitchen. The kitchen features white cabinets, a black countertop, and a stainless steel sink. On the countertop, there is a microwave, a kettle, and various other items. A large blue wall with a red and white logo that says "PRINTBIG .CO.UK" is visible in the background. The floor is dark grey. The overall lighting is bright.