

2 MAIDSTONE EXCHANGE CUXTON ROAD, PARKWOOD MAIDSTONE, KENT ME15 9HF



**LIGHT INDUSTRIAL/WAREHOUSE UNIT
4,902 SQ. FT. (455.40 M²)**

TO LET

LOCATION

The unit forms part of Maidstone Exchange at Parkwood, some 2.5 miles south east of Maidstone town centre. There is access to both Junction 7 of the M20 Motorway via the A274 and Willington Street and to Junction 8 via the A274 and Leeds Village. The M20 provides rapid communications to the channel ports and tunnel to the east and to London, the M25 and the remainder of the national motorway network to the west. Parkwood Industrial Estate is home to many significant occupiers including Rentokil Initial, Wolseley Group, FPS and Grafton Group (Buildbase). Other significant occupiers include Royal Mail, Bray & Sons Removals and Mercedes, Vauxhall, MG, Toyota, Peugeot, Lexus, Hyundai, Nissan and Motorpoint car dealerships.

DESCRIPTION

A modern mid terraced light industrial/workshop unit. Salient features include:-

- Steel portal frame construction
- Profile steel elevations
- 6.8m eaves height
- Electrically operated sectional loading door
- Ground floor reception area & WC
- First floor air-conditioned offices
- First floor kitchen & WC
- All mains services including 3 phase electricity
- 8 parking spaces at the front

ACCOMMODATION (gross external area)

Ground	3,482 sq. ft.	323.50 m ²
First	1,420 sq. ft.	131.90 m ²
Total	4,902 sq. ft.	455.40 m²

TERMS

The property is available to let on an assignment or a sub lease for a term expiring July 2027.

Alternatively, consideration will be given to the grant of a new lease with terms and new rent to be agreed.

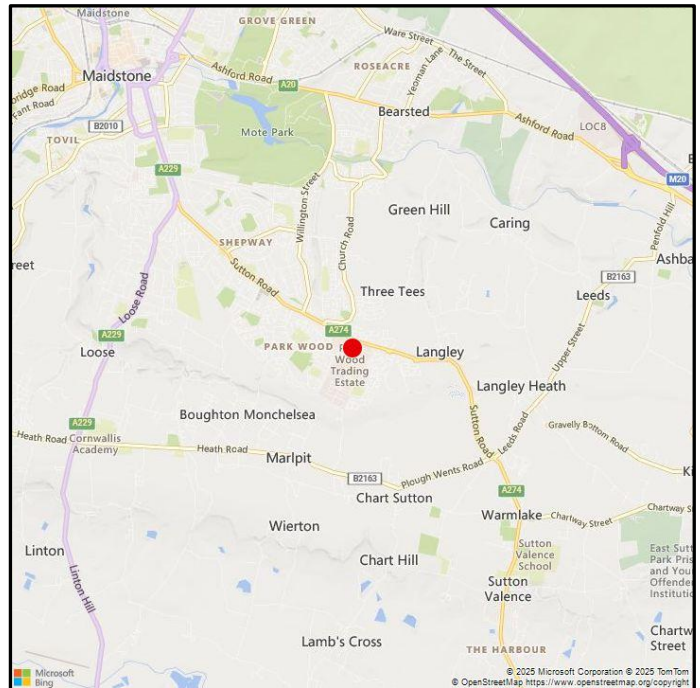
RENT

£61,275 per annum

VAT

VAT will be payable in addition.

LOCATION PLAN



BUSINESS RATES

Rateable Value £50,500.

Interested parties are advised to contact Maidstone Borough Council in regard to exact rates payable.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

LEGAL COSTS

Each of the parties to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band B (35). Valid until 26/06/2029.

PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

RICHARD TURNILL

01634 668000/07764 476915

richardturnill@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
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