

**UNIT H ORCHARD BUSINESS CENTRE,
ST BARNABAS CLOSE, ALLINGTON,
MAIDSTONE, KENT, ME16 0JZ**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

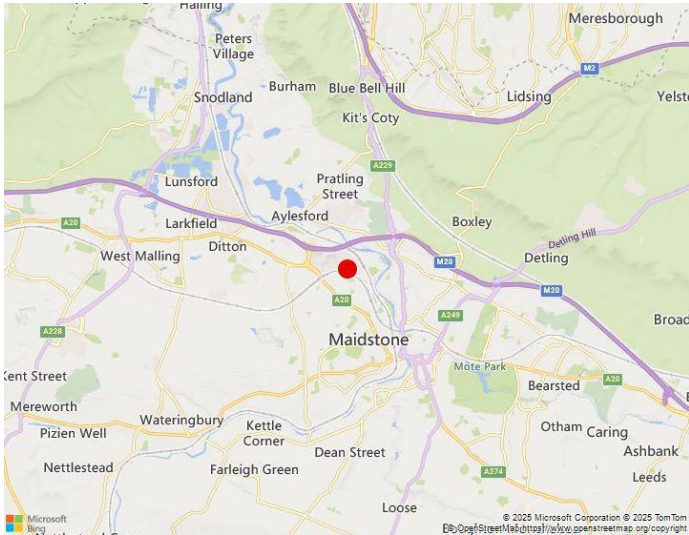


INDUSTRIAL UNIT TO LET

- Within popular estate
- Excellent motorway connection (M20)
- 3 Phase Power
- 1,352 sq ft GIA
- £16,500 pax

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

The subject property is situated at Orchard Business Centre which is part of the 20/20 business estate situated to the south side of Maidstone Town Centre. The site is within 1 mile of Junction 5 of the M20 motorway and less than 0.6 miles to the A20 serving Maidstone Town Centre and local traffic.

Barming and Maidstone railway stations are just over a mile from the site and there are local shops including Waitrose close by.

Description

Industrial/Warehouse To Let in popular estate with good motorway connections.

Accommodation

The property comprises an end of terrace, steel clad industrial unit with ground floor warehouse space and first floor office, plus an additional mezzanine for storage. There is forecourt parking to the front of the unit.

The unit extends to the following floor areas measured on GIA basis.

Area	Sq Ft	Sq M
Ground Floor	910	84.56
First Floor	243	22.55
Mezzanine	199	18.45
Total GIA	1,352	125.56

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Terms

subject to contract

To take a new lease by negotiation.

Rent

£16,500 per annum exclusive.

VAT

We understand from our client that the property is not elected for VAT.

Service Charge

A service charge is payable for the upkeep of the wider estate. Further details available on request.

EPC

Awaiting

Rateable Value

RV £11,750 @ 49.9p in the £

Rates payable £5,863.25 for the year 2025/2026

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Legal Costs

Each side to bear its own legal and professional costs.

Viewing

All viewings to be arranged through the agents:



Dominic Barber

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