

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

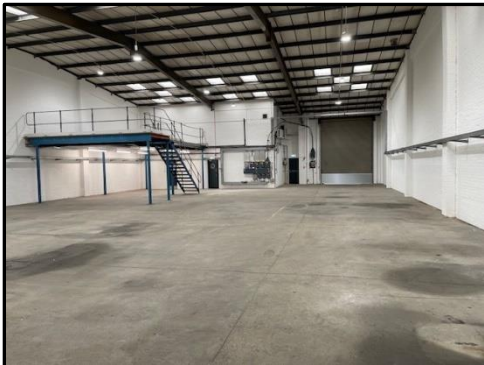
1989 • 2024

UNIT 9 HERONDEN ROAD, PARKWOOD MAIDSTONE, KENT ME15 9YR

CoStar AWARDS
ANNUAL AWARDS

TOP AGENCY

2024
WINNER



**NEWLY REFURBISHED
LIGHT INDUSTRIAL/ WAREHOUSE UNIT
5,878 SQ. FT. (546.10 M²)
WITH LARGE FORECOURT**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

The unit forms part of the Heronden Road Estate 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 national occupiers including Rentokil Initial, Wolseley Group, and Alliance Automotive. Other significant occupiers include Royal Mail, Bray & Sons Removals and Mercedes, Peugeot, Hyundai, Nissan and Motorpoint car dealerships.

<https://what3words.com/short.hence.clown>

DESCRIPTION

A newly refurbished mid-terrace light industrial/workshop unit. Salient features include:-

- Steel portal frame construction
- Plastic coated profile steel elevations above brickwork
- 5.60m eaves rising to 7.00m ridge
- Steel roller shutter door
- Full height brick separating walls
- Small ground floor office
- First floor offices with comfort cooling
- Small mezzanine
- WC facilities
- All mains services
- Generous forecourt area with allocated parking and good vehicle access

ACCOMMODATION (gross internal)

Ground Floor	5,411 sq. ft.	(502.71 m ²)
First Floor	467 sq. ft.	(43.39 m ²)
Total	5,878 sq. ft.	(546.10 m²)
Mezzanine	517 sq. ft.	(48.07 m ²)

Externally

Large concrete surfaced forecourt area providing goods access and allocated car parking.

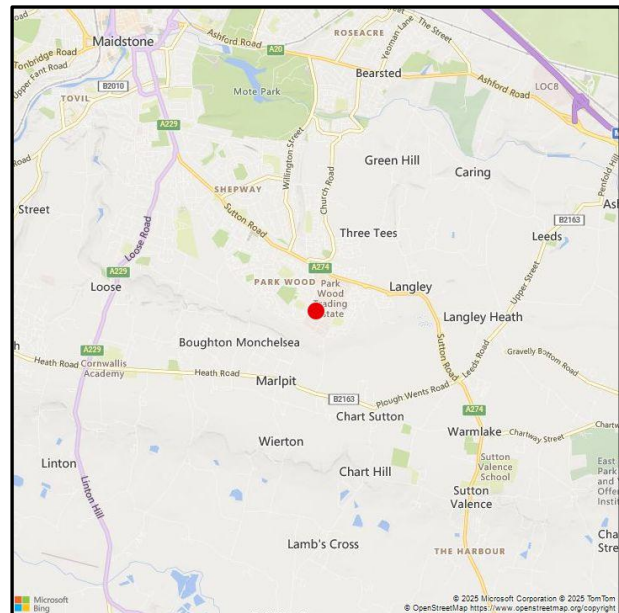
TERMS

The property is available to let on a full repairing and insuring basis on terms to be agreed.

RENT

£73,500 per annum exclusive.

LOCATION PLAN



LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT will be payable in addition on all rents & charges.

BUSINESS RATES

From 1st April 2026 Rateable Value is £50,000.

SERVICE CHARGE

The landlord reserves a right to make an estate service charge payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate. It is understood that no charges have been made in recent years.

ENERGY PERFORMANCE CERTIFICATE

Band C (74). Valid until 10.04.2027.

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

NICK THRELFALL

01634 668000 / 07860 504621

nickthrelfall@watsonday.com

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

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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