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TO LET

INDUSTRIAL AND WAREHOUSE – 4,331 SQ FT (402.35 SQ M)

Unit 4 Progress Industrial Estate, Bircholt Road, Maidstone, ME15 9YH

DESCRIPTION

The property comprises an end of terrace modern industrial/warehouse unit of steel portal frame construction with brick and profile steel clad elevations. Internally, there are good quality offices fully carpeted with modern kitchen facilities.

The industrial accommodation incorporates a powered roller shutter loading door, multiple power points and an eaves height of 5.5m rising to 7.45m at the apex.

There are 16 designated parking spaces to the front and further general estate parking to the side.

LOCATION

Located on the Progress Industrial Estate off the Bircholt Road on the popular and easily accessible Parkwood commercial area.

The nearby Sutton Road (A274) provides access through to the M20 (J8) towards the east, and the A20 to the north.

Maidstone West, Maidstone East, and Bearsted railway stations are all located within 4 miles.

Local occupiers include Mercedes, Nissan, Infinity, Renault, Royal Mail, Jayar Car Parts, Toolstation, Howdens & Travis Perkins

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 4	4,331	402.35

AMENITIES

- Sub-let / assignment with option for new lease
- Good quality first floor offices
- 3-phase power supply
- Electric loading door
- 5.5m minimum clear height
- Male / female WCs
- 16 car parking spaces

RENT

On application.

TERMS

The unit is available for assignment or sub-let with a term and date of 11 September 2028. The option to take a new lease may be available.

RATES

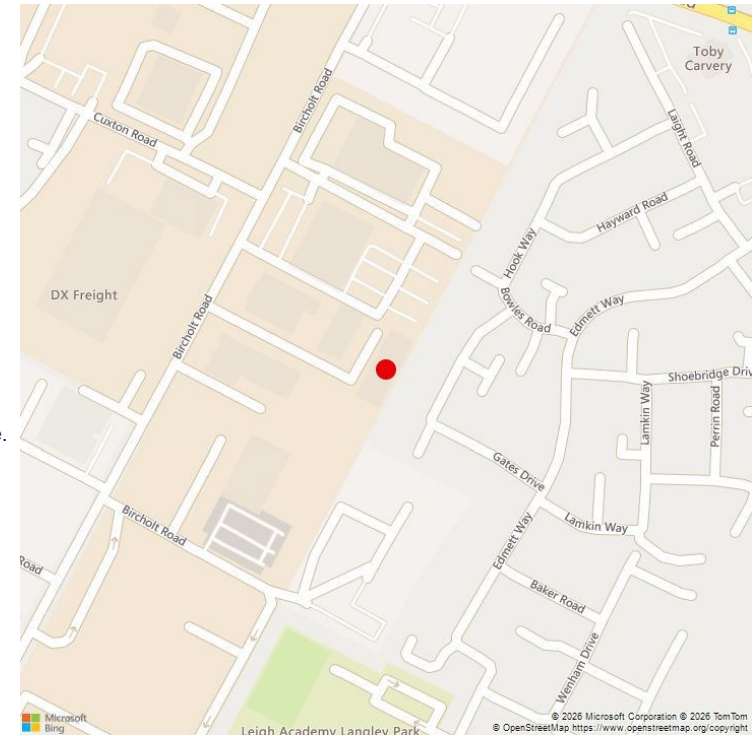
Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

A service charge is levied by the landlord that covers the cost of maintenance of the estate etc.

EPC

The EPC rating for this property is C-69.



VIEWINGS – 01322 285588

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