

6-8 PALACE INDUSTRIAL ESTATE BIRCHOLT ROAD, PARKWOOD MAIDSTONE, KENT ME15 9XU



**LIGHT INDUSTRIAL/WAREHOUSE UNITS
WITH MEZZANINES
1,105 – 3,309 SQ. FT. (102.65 – 307.41 M²)**

TO LET
(AVAILABLE AS A WHOLE OR COMBINED)

LOCATION

The unit forms part of the Palace Industrial 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 significant occupiers including Rentokil Initial, Wolseley Group, FPS and Grafton Group (Buildbase). Other significant occupiers include Royal Mail, Bray & Sons Removals and Mercedes, Toyota, Peugeot, Hyundai, Nissan and Motorpoint car dealerships.

<https://what3words.com/oval.hazel.gender>

DESCRIPTION

Part of a terrace of light industrial/workshop units. Salient features include:-

- Steel portal frame construction
- Plastic coated profile steel elevations above brickwork
- Partial GRP translucent rooflights
- Sectional loading doors (3m x 3m) for each unit
- Separate personnel door
- WC & shower room to the ground floor (Unit 6)
- Mains services
- First floor mezzanine (offices)
- Loading area & parking to the front of the unit
- Available immediately

ACCOMMODATION (gross internal)

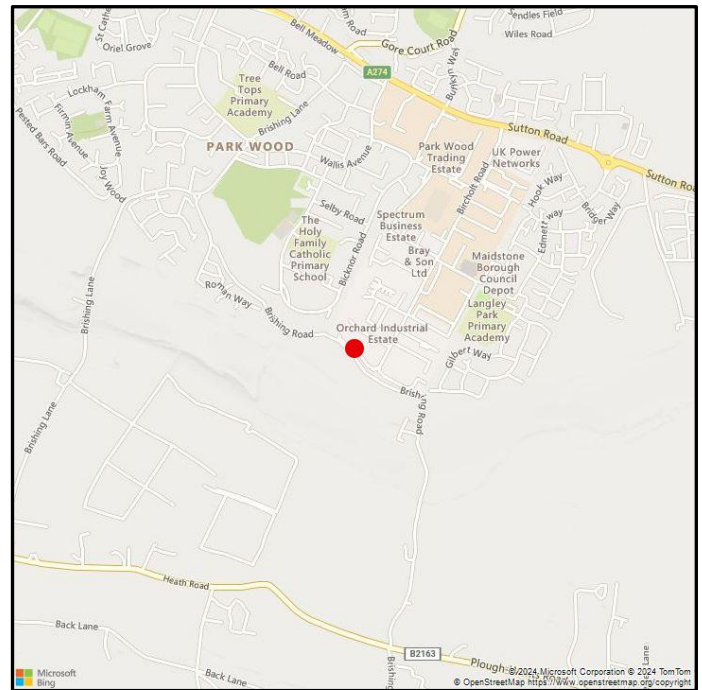
Unit 6 / 7		
Ground Floor	1,091 sq. ft.	(101.36 m ²)
Mezzanine	1,113 sq. ft.	(103.40 m ²)
Total	2,204 sq. ft.	(204.76 m²)

Unit 8		
Ground Floor	545 sq. ft.	(50.63 m ²)
Mezzanine	560 sq. ft.	(52.02 m ²)
Total	1,105 sq. ft.	(102.65 m²)

SERVICE CHARGE

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

LOCATION PLAN



TERMS

Available to let on new full repairing and insuring leases for terms to be agreed.

RENT

Unit 6/7	£20,000 per annum exclusive
Unit 8	£14,000 per annum exclusive

VAT

We are advised the units are not elected for VAT.

BUSINESS RATES

As of 1st April 2026 the Rateable Value will be as follows:

Unit 6	Rateable Value	£11,000
Unit 7/8	Rateable Value	£22,000

Interested parties are advised to contact Maidstone Borough Council in regard to exact rates payable. (May need to be re-assessed if units are taken separately.)

PLANNING

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

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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ENERGY PERFORMANCE CERTIFICATES

New EPCs have been commissioned and will be available shortly.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

Ciaran Dewar

01634 668000/07523 171307

ciarandewar@watsonday.com

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