

Unit 1 Viewpoint Boxley Road, Maidstone, Kent, ME14 2DZ



Industrial Investment FOR SALE

Key Features

- £1.1m Reflects 6.96% ARY
- 6.60% NIY Allowing for Purchasers Costs of 5.55%
- Well Located for M20 Motorway
- Let in Main to a PLC Covenant
- Potential for Rental Growth
- 3 Phase Electricity

Description

FREEHOLD INDUSTRIAL INVESTMENT ----- FOR SALE ----- CURRENTLY LET AT £76,600 PER ANNUM

GUIDE PRICE £1,100,000 REFLECTS A 6.96% ARY

Excellent situated for access to the M20 at Junction 7 Warehouse/Industrial space with office accommodation fully let to two tenants until 23rd April 2028 with potential for rental growth. The ground floor has been let to an established plc company. The first floor office mezzanine has been let out separately on a Lease, Outside the Landlord & Tenant Act, expiring at the same time as the ground floor lease allowing to for flexibility to re-structure at the expiry of the Leases.

Viewpoint forms a popular and well established Industrial Estate of 14 units located just off the M20 motorway from either Junctions 6 (1.4 miles) or 7 (0.8 miles) these modern units occupy a prominent frontage to the Boxley Road being also visible from the M20 Motorway.



Accommodation

The property is the prime unit on the estate also benefitting from excellent signage opportunities to the M20 motorway. It is a self-contained industrial unit of ground floor warehouse and Trade Counter with first floor office mezzanine which has been let out separately. Externally there is a large forecourt / parking area providing parking for 16+ cars. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor	5,571	517.55
First Floor Offices	2,227	206.89
Total	7,798	724.43

Eaves Height - 5.75m = 18'10"

Rateable Value

Ground Floor RV is £52,500 | First Floor RV is £21,000
Total rates payable £39,616.50 for the year 2025/26

Terms

£1,100,000 for the Freehold subject to the occupational tenancies

VAT

All figures are subject to VAT which will be charged at the prevailing rate

EPC

GF Rating - Awaited
FF Rating - C (54)

Investment Summary

The property is currently let to two separate tenants, the ground floor is let to Specialist Building Products Ltd & EPWIN Group PLC and the first floor to Business Development and Project Management Limited on the following principle terms

Area	Tenant	Size Sq Ft	Passing Rent	Lease Expiry
Ground	Specialist Building Products Ltd & EPWIN Group PLC	5,571	£55,000	23.04.28
First	Business Development and Project Management Limited	2,227	£21,600	23.04.28
Total		7,798	£76,600	

Specialist Building Products Ltd & EPWIN Group PLC who are rated as "Very Low Risk" by Creditsafe with a score of 75. The 2024 accounts show a Turnover of £324,000,000 and profit after tax of £16,600,000.

Business Development and Project Management Limited are a local covenant who are rated as "Low Risk" by CreditSafe with a score of 51.

The passing rent of £76,600 per annum would appear under-rented with rental growth potential, particularly for the ground floor tenant which reflects £9.87 per sq ft overall, the market rent should be in the order of £11.50 to £12 per sq ft in our opinion which would show a reversionary yield in the order of 7.5% to 8%.

Offers are sought in the order of £1.1m which reflects an ARY of 6.96% or a NIY of 6.60% allowing for purchasers costs of 5.55%.

Legal Costs

Each side to bear their own legal costs

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Location

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What3Words Location: <https://w3w.co/reds.fight.rising>

Drive Time	Miles	Mins
J1a of the M25 (Dartford Crossing)	24.3	30
J7 of the M20	0.8	2
Canterbury	25.4	28

For all Viewings and Enquiries contact:



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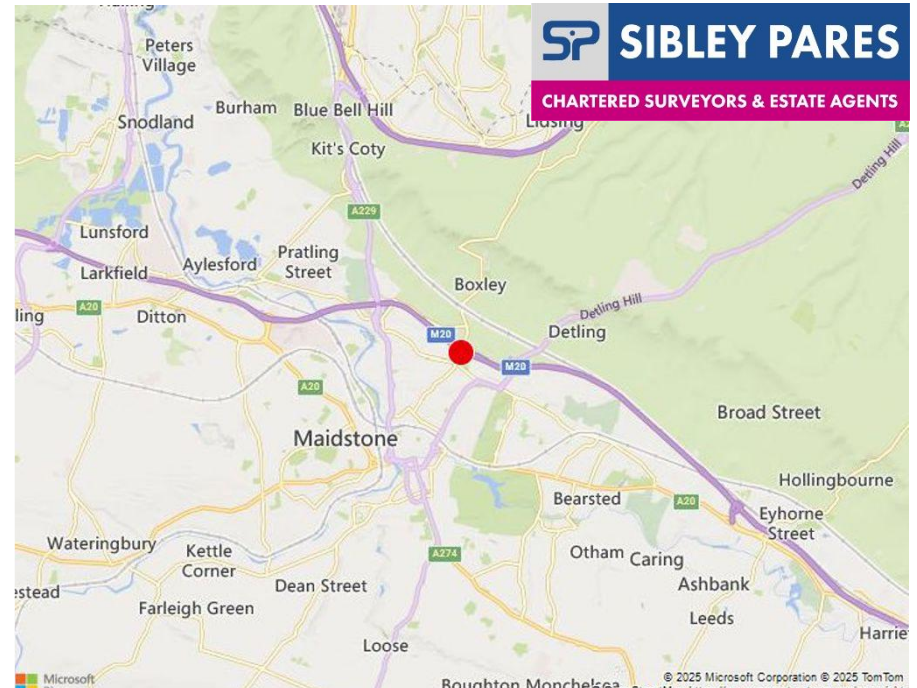


SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

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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.

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