

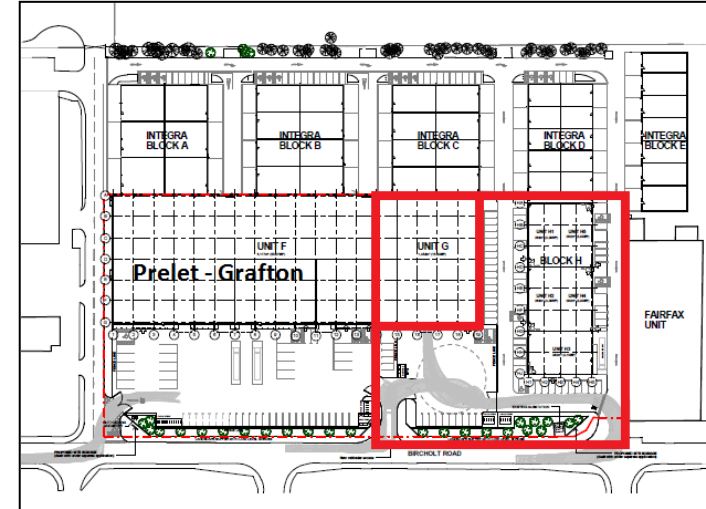


# New Trade Units To Let – 3,000 – 16,000 sq ft

## Integra II, Bircholt Road, Maidstone, Kent, ME15 9YY



- Immediate occupation now available
- 24 hour use
- 3 phase power



### Viewing/Further Information

Strictly by appointment through the Joint agents:

**BNP Paribas Real Estate**

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## Location

Maidstone is located circa 35 miles to the south east of London in the county of Kent. The prominent roadside site is situated at the junction of Bircholt Road and Cuxton Road, off the A274 Sutton Road, to the south east of Maidstone town centre. It is strategically located with good links to the M20, M2 and M25.

## Approximate Journey Time:

J8 of the M20 – Less than 15 minutes' drive.

Approximately 20 miles from Junction 1 of the M25.

## Description

Recently completed modern warehouse and trade counter units suitable for B1, B2 & B8 use, with 24 hour use are available.

Unit G adjoins Unit F, which has been pre-let to Grafton PLC and provides a steel portal framed warehouse to shell finish with 9.2m eaves, 3 phase power and a secure yard. Block H provides modern trade units to shell finish, with 3 phase power and 6m eaves.

## Accommodation (Approx)

Unit	SQ FT	SQ M	Parking spaces
G	15,636	1,453	Secure yard
H1	3,035	282	7
H2	3,035	282	7
H3	4,108	382	10
H4	3,035	282	7
H5	3,035	282	7
<b>TOTAL</b>	<b>31,884</b>	<b>2,963</b>	



## Tenure

Available by way of new full repairing and insuring leases, for terms to be agreed.

## Terms

Available on application.

## Business Rates

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

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

**(SUBJECT TO CONTRACT)**