



INDUSTRIAL

INDUSTRIAL UNIT

**NEW TRADE UNITS,
BLOCK H, BIRCHOLT
ROAD
MAIDSTONE
ME15 9YY**

DESCRIPTION

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

The units are completed to shell finish and incorporate sectional loading doors, electric shutters and 3 phase power.

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.

ACCOMODATION

Floors / Units	Size
H1	3,035 sq ft (281.95 sq m)
H2	3,035 sq ft (281.95 sq m)
H3	4,108 sq ft (381.63 sq m)
H4	3,035 sq ft (281.95 sq m)
Visitor	sq ft sq m)
Total	13,213 sq ft (1,227.48 sq m)

NEW TRADE UNITS TO LET

TENURE	LEASEHOLD	
PRICE	POA	
SIZE	13,213 SQ FT	EPC

KEY FEATURES

- 3,040 - 13,213 sq ft
- Available for immediate occupation
- Established industrial location
- Car parking

FOR FURTHER INFORMATION

MR JONJO LYLES

020 7338 4366

jonjo.lyles@bnpparibas.com

MR NICK BARKER

02074848120

nick.barker@bnpparibas.com

**SEARCH FOR
SIMILAR PROPERTIES
ON OUR WEBSITE**

REALESTATE.BNPPARIBAS.CO.UK



**FOLLOW US
FOR THE LATEST
PROPERTY AVAILABILITY
@BNPPREdeals**

These particulars do not constitute, nor constitute any part of, an offer or contract. These particulars may be subject to subsequent amendment. BNP Paribas Real Estate Advisory & Property Management UK Limited (BNPPRE) have endeavoured to check the accuracy of these particulars, but however can offer no guarantee, and make no representations or warranties whatsoever as to the accuracy or completeness of such information. BNPPRE therefore must advise any interested parties to employ their own independent experts to verify the statements contained herein and satisfy themselves respect to all such matters. Further BNPPRE do not make or give any person in their employment authority to make or give any representation or warrant of any kind in relation to this property. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked. Unless otherwise stated all prices and rents quoted are exclusive of VAT.