

**63 ST. PETERS STREET,
MAIDSTONE, KENT, ME16 0SN**

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

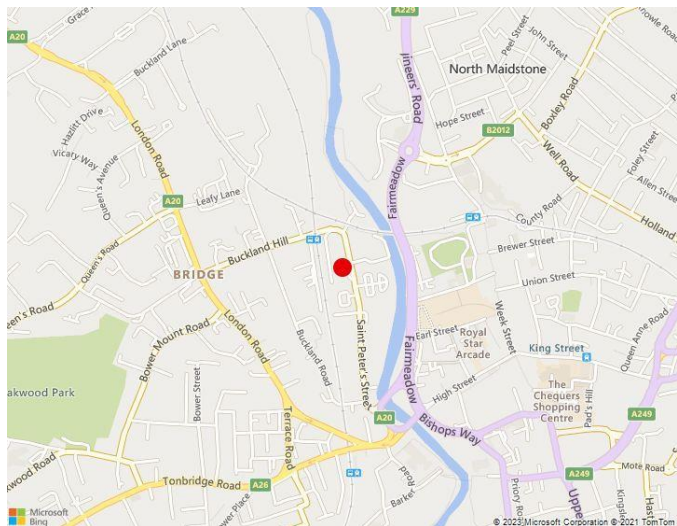


TO LET - LIGHT INDUSTRIAL UNIT IN TOWN CENTRE LOCATION

- £50,000 per annum
- Excellent motorway connectivity
- Established commercial location
- Forecourt parking to the front
- Flexible terms considered

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

63 ST. PETERS STREET, MAIDSTONE, KENT, ME16 0SN



Location

The property is located on St Peters Street, Maidstone which is a busy mixed-use/commercial location in close proximity to the town centre. The area has a large commercial presence with St Peters Wharf Retail Park close by - housing many business such as The Range, TK Maxx, Asda Living & Wickes.

St Peters Street is just a 1 minute drive from the A229 which links to J6 of the M20 motorway. The property also benefits from being just 0.9 miles Maidstone West Train Station.

Drive Times	Miles	Mins
Junction 6 M20	2.3	6
Dartford Crossing	24	30
Eurotunnel	34	35

Description

To Let - End Terrace Industrial Unit with Ground & First Floor Office Space.

Formerly Occupied By Europcar Car Hire.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Accommodation

The property comprises a large concrete frame industrial/warehouse unit with ground and first floor office accommodation, and includes the benefit of forecourt parking. The unit also provides kitchen & WC facilities. The unit has been measured on a Gross Internal Area Basis (GIA) as follows:

Area	Sq M	Sq Ft
Warehouse GIA	657.45	7,077
Ground Floor Office GIA	83.34	897
First Floor Office GIA	59.24	638
Total GIA	799.96	8,611

Eaves height of 4.49 meters.

EPC

Awaited

Rateable Value

£59,500 @ 51.3p in the £

Rates Payable £30,525.50 for the year 2023/2024

Rent

£50,000 per annum.

Terms

To take a new FRI lease by negotiation, flexible terms considered.

Legal Costs

Each side to bear its own legal and professional costs

Viewing



Matthew Sadler

matt.sadler@sibleypares.co.uk



Phil Hubbard

phil.hubbard@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive 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.

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30