

Retail Warehouse / Trade Counter

Lower Boxley Road, Maidstone, Kent, ME14 2UU



Retail Warehouse TO LET

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Key Features

- Retail Warehouse / Trade Counter
- Suitable for alternative use subject to obtaining the necessary planning consents
- 28+ Parking Spaces
- Prominent Town Center Location
- Excellent Connectivity to the Road Network
- Rent £15 per sq ft

Description

Retail Warehouse / Trade Counter / Warehouse on a site of approx 1 acre with excellent main road frontage on busy location within Maidstone Town Centre. The property has recently been occupied by the Job Centre Plus and fitted out as open plan offices however it will be reinstated to shell retail warehousing space prior to occupation unless otherwise agreed by negotiation.

The property comprises a substantial retail warehouse building with good car parking with main road frontage to Lower Boxley Road situated in Maidstone Town Center. The unit had full height shutter door plus two separate glazed Trade Counter entrances.

The property is currently split into two main retail areas plus trade counter and storage with a shared car park. The front part of the site has been let to J&S Motorcycle Clothing and Accessories. The total remaining area provides some 14,432 sq ft GIA. The total site area is 0.97 acres and currently offers 28+ parking spaces with the subject property.



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The total site area is 0.97 acres

Accommodation

The property comprises a substantial retail warehouse building with good car parking with main road frontage to Lower Boxley Road situated in Maidstone Town Center. The unit has a full height shutter door plus two separate glazed Trade Counter / pedestrian entrances fronting the main car park to the site.

The property has been measured on a Gross Internal Area basis as follows:

Area	Sq Ft	Sq M
Unit 2 GIA	14,432	1,340.73
Total	14,432	1,340.73

Externally there is a large parking area providing a minimum of 28 spaces.

Rateable Value

RV £121,000

Rates payable at 51.2p in the £, being £61,952,032 for the year April 2023/2024

Rent

£216,480 Per Annum Exclusive

Terms

To take a new FRI lease for a term to be agreed by negotiation, subject to upward only rent reviews to market rent.

VAT

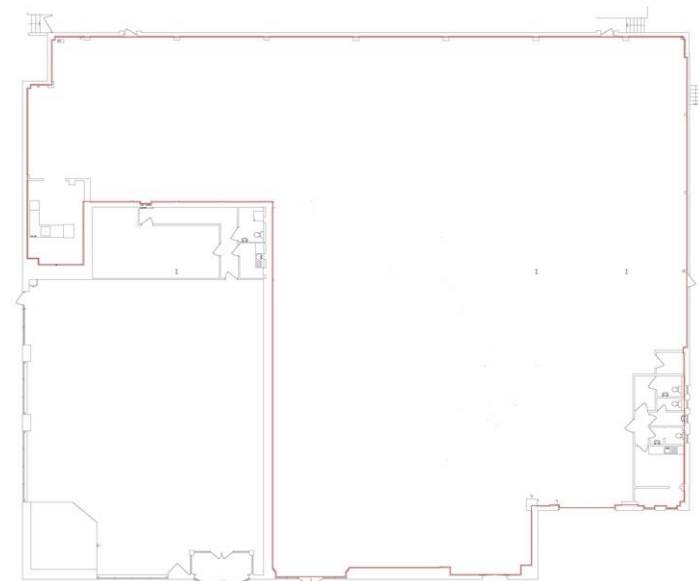
All figures are exclusive of VAT which will be charged at the prevailing rate

EPC

Rating (C) 73

Legal Costs

Each party to be responsible for their own *Approx. Demise* fees in this transaction



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Location

The property is located on Lower Boxley Road in Maidstone Town Centre, just a few minutes from the pedestrianised retail centre on the inner ring-road. Benefitting from good visibility onto Lower Boxley Road/Stacey Street, the property is situated very well for access being just off the A229 1.5 miles from J6 of the M20 motorway and within a 5 minute walk of Maidstone East Station.

What3Words Location - <https://w3w.co/flip.purple.pans>

Drive Time	Miles	Mins
Canterbury	26.5	33
Tunbridge Wells	17.0	33
J1a M25 (Dartford Crossing)	21.3	24

For all Viewings and Enquiries contact:



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SIBLEY PARES

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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.

