

**UNIT P ORCHARD BUSINESS CENTRE,
ST BARNABAS CLOSE, ALLINGTON,
MAIDSTONE, KENT, ME16 0JZ**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

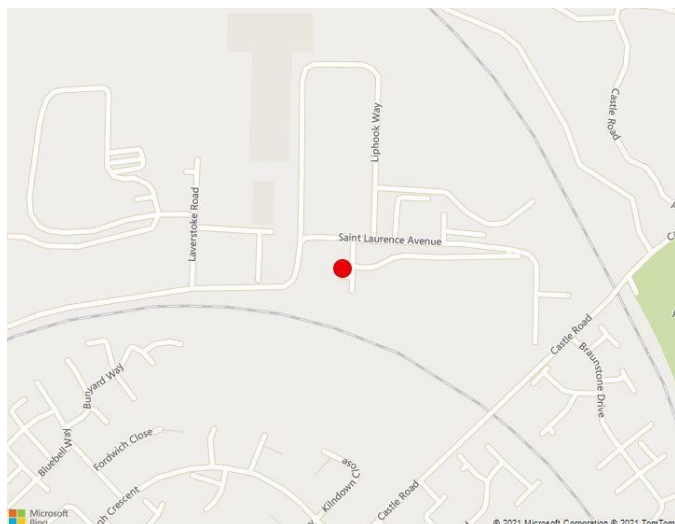


INDUSTRIAL UNIT TO LET

- 3 Phase Power
- Ladies and Gents wc
- 2/3 Car Parking Spaces
- Mezzanine office fitted to high specification
- Rent £20,000 per annum

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Location

The subject property is situated at the entrance to the Orchard Business Centre which is part of the 20/20 business estate situated to the south side of Maidstone Town Centre. The site is within easy reach of Junction 5 of the M20 motorway and the A20 serving Maidstone Town Centre and local traffic.

Barming and Maidstone railway stations are just over a mile from the site and there are local shops including Marks & Spencer and Waitrose close by.

Drive Times	Miles	Mins
Central London	40	60
Eurotunnel	33	35
Dartford Crossing	23	26

Description

Industrial/Warehouse To let in popular estate with good motorway connection

Accommodation

The property comprises a mid terrace steel clad industrial unit with ground floor storage/workshop space, first floor office mezzanine space fitted out to high specification, there is forecourt parking to the front of the unit.

Area	Sq Ft	Sq M
GF GIA	754	70.05
FF GIA	680	63.17
Total GIA	1,434	133.22

EPC

Rating D (86)

Rateable Value

RV £22,500 @ 49.9p in the £

Rates payable £11,227.50 for the year 2024/2025

Rent

£20,000 per annum

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

We understand from our client that the property is not elected for VAT

Viewing



Matthew Sadler

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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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