



**HASLEMERE INDUSTRIAL ESTATE  
SUTTON ROAD  
PARKWOOD  
MAIDSTONE**

MODERN INDUSTRIAL / WAREHOUSE UNITS  
WITH FORECOURT PARKING / LOADING

5,774 – 8,121 SQ.FT

(562.42 – 754m<sup>2</sup>)

**TO LET ON NEW LEASE(S)**

**01622 672233**

[www.martinewaghorn.co.uk](http://www.martinewaghorn.co.uk)

9 James Whatman Court, Turkey Mill, Maidstone, Kent ME14 5SS

## LOCATION

The property is situated on the established Haslemere Industrial Estate to the southern side of the A274 to the north western boundary of Parkwood Trading Estate, approximately 3 miles to the south-east of Maidstone town centre.

## DESCRIPTION

Modern industrial / warehouse units of steel framed construction with block / brickwork and part profile sheet clad elevations under a profile sheet clad roof with ground and first floor offices.

## ACCOMMODATION

Unit 3	Ground Floor	7,271 sq.ft	(675.48m <sup>2</sup> )
	First Floor	<u>850 sq.ft</u>	<u>(78.97m<sup>2</sup>)</u>
		<b>8,121 sq.ft</b>	<b>(733.22m<sup>2</sup>)</b>
Unit 7	Ground Floor	5,277 sq.ft	(490.23m <sup>2</sup> )
	First Floor	<u>497 sq.ft</u>	<u>(46.17m<sup>2</sup>)</u>
		<b>5,774 sq.ft</b>	<b>(536.40m<sup>2</sup>)</b>

## FEATURES

- 5.6m eaves minimum (underside roof truss)
- Ground and first floor office
- Male and female wc's

## TERMS

The premises are available by way of a new FRI lease(s) for a term to be agreed:

**Rent:** Unit 3 £47,136 per annum exclusive

Unit 7: £36,100 per annum exclusive

## RATES

According to the Valuation Office website the rateable values (2005 List) are £42,250 and £31,500 respectively.

The UBR for 2007/2008 is 44.4p in the £.

## SERVICE CHARGE

There is a service charge to cover general estate maintenance, landscaping and signage etc.

## LEGAL COSTS

Each party to bear their own.

## VIEWING

By appointment through sole agents, Martine Waghorn Chartered Surveyors (Ref: JAW).

## MISREPRESENTATION

Martine Waghorn Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Martine Waghorn Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- all rents or prices quoted exclude VAT unless otherwise specifically stated;
- no building services or installations have been tested; interested parties are advised to make their own enquiries.