

Units 4-8, Union Park, Bircholt Road, Parkwood Industrial Estate, Maidstone, Kent ME15 9XT



Smith & Williamson

On the instructions of Anthony Spicer and Henry Shinnars of Smith & Williamson Limited, Joint Liquidators to CTF Supplies Limited

Three adjoining Industrial/Warehouse Units 17,348 sq ft (1,612 sq m)

- Potential to sub divide
- 13'6" (4.15 m) eaves height
- Five loading doors
- Established manufacturing, distribution and retail area
- Long Leasehold interest for sale £775,000

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

Parkwood Industrial Estate lies some two and a half miles south east of the town centre and forms part of a manufacturing, distribution and retail area immediately off the A274 Sutton Road.

The nearby A229 provides access to Junction 6 of the M20 motorway, approximately four and a half miles to the north whilst main line rail services at Maidstone East connect to London Victoria with timetabled journey of approximately one hour.

Description

Three adjoining industrial/warehouse units being of a steel portal frame construction with block and upper steel profile clad elevations under a pitched roof incorporating translucent panels.

The units have an eaves height of 13'6" (4.15 m) with access via five loading doors.

Ancillary accommodation includes a reception, offices, kitchenette and WC facilities.

The forecourt provides good loading facilities together with parking for a minimum of twenty vehicles.

Tenure

The property is held on a long lease for a term of 99 years from 13th September 1982.

The rent payable is assessed on an amount equating to 13.125% of the occupational rent and is without review however, in the absence of any occupational rent being received, we understand the tenant pays £7,508 per annum, without review.

The tenant has the right to extend the lease by twenty six years upon expiry of the thirty fifth year of the term.

Floor Areas

All gross internal areas are approximate

Unit 4

Ground Floor	3,317 sq ft	308 sq m
Mezzanine Floor	580 sq ft	54 sq m

Units 5-6

Ground Floor	6,190 sq ft	575 sq m
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Units 7-8

Ground Floor	6,096 sq ft	567 sq m
Mezzanine Floor	1,165 sq ft	108 sq m

Total	17,348 sq ft	1,612 sq m
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Price

Offers are invited in the region of £775,000 for the unexpired term of the leasehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham Free or Ian Bell
 Tel: 020 7955 8454
 Fax: 020 7403 1947

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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

