

NEW INDUSTRIAL DEVELOPMENT 4,902 sq ft – 11,580 sq ft

7 high quality new B1(c), B2, B8 industrial units

SUITABLE FOR TRADE COUNTER/ROADSIDE/LEISURE/SELF-STORAGE
(SUBJECT TO PLANNING)



MAIDSTONE
exchange

www.maidstoneexchange.co.uk



60% LET
4 UNITS
AVAILABLE
NOW

CUXTON ROAD | PARKWOOD INDUSTRIAL ESTATE | MAIDSTONE | KENT | ME15 9YF

Chancerygate^c

A flexible new development in a prominent location, adjacent to a number of national occupiers and a large scale housing development.



Green Credentials

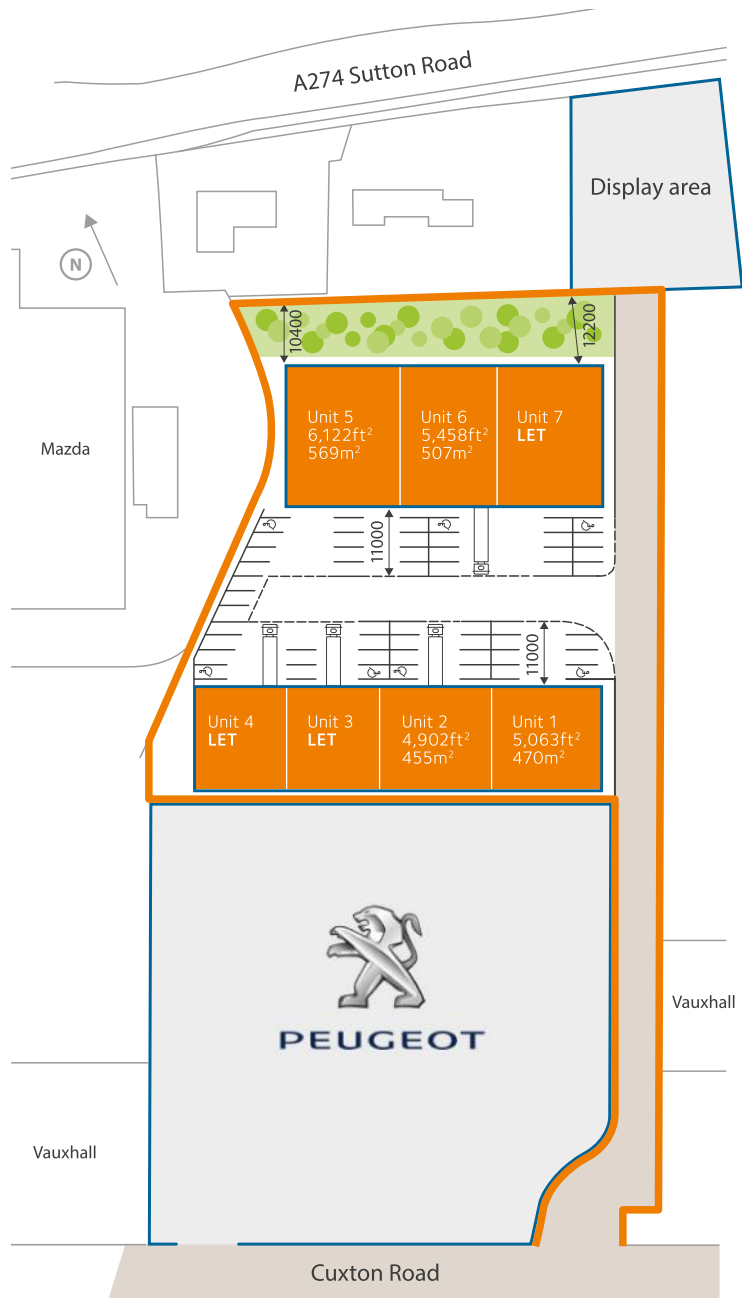
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The scheme will ensure a minimum 12% decrease in CO₂ emissions over 2010 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:

- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Electric vehicle charging points to units 1,4, 5 and 7





Warehouse Specification

- 37.5 kN sq m minimum floor loading
- 15% warehouse roof lights
- 6.2m clear internal height (units 1-4)
- 6.4m clear internal height (units 5-7)

First Floor Office Specification

- Carpets and tea point
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC
- First Floor WC
- Fire alarm

Accommodation

Units from 4, 902 up to 11,580 sq ft (units 5 & 6 combined)

Unit	Mezzanine Floor (sq ft)	Warehouse Floor (sq ft)	TOTAL* (sq ft)
1	1,474	3,589	5,063
2	1,420	3,482	4,902
3			LET
4			LET
5	1,447	4,675	6,122
6	1,299	4,159	5,458
7			LET
TOTAL	5,640	15,905	21,545

*Areas are approximate on a GEA basis



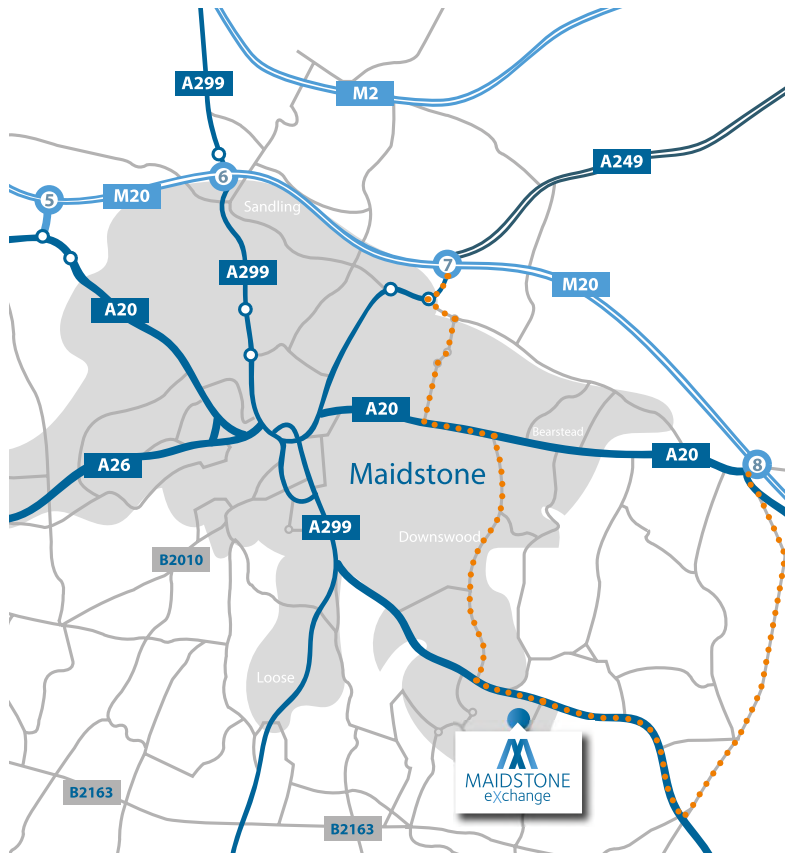
Location

Maidstone Exchange is prominently located on the Parkwood Industrial Estate. Sutton Road (A274) provides access through to the M20 (J8) towards the east, and the A20 to the north. Maidstone West, Maidstone East, and Bearsted railway stations are all located within 4 miles, and offer services towards London or Ashford. Local occupiers include Mercedes, Nissan, Infiniti, Renault, Big Box Self Storage, Royal Mail, Toolstation, Howdens & Travis Perkins.



Travel distances to:

Royal Tunbridge Wells	18 miles
Ashford	20 miles
Sevenoaks	23 miles
Dartford	26 miles
Canterbury	30 miles
Dover	44 miles
Ebbsfleet International	19 miles
M20 Junction 7	4.5 miles
M20 Junction 8	4 miles
Central London	42 miles



Train stations:

Maidstone West	3.6 miles
Maidstone East	4.0 miles
East Farleigh	5.1 miles
Bearsted	3.4 miles

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More information available through joint letting agents:



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A development by:
Chancerygate

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. September 2019.
 11457.09/19



MAIDSTONE EXCHANGE

CUXTON ROAD, PARKWOOD INDUSTRIAL ESTATE, MAIDSTONE, KENT ME15 9YF

SUBJECT TO CONTRACT

UNIT NO.	WAREHOUSE		MEZZANINE		TOTAL		RENT (per sq. ft.)	STATUS
	SQ. FT.	M ²	SQ. FT.	M ²	SQ. FT.	M ²		
1	3,589	333.4	1474	136.9	5,063	470.3	£11.00	AVAILABLE
2	3,482	323.5	1,420	131.9	4,902	455.4	£11.00	AVAILABLE
3	2,735	254.1	1,130	105.0	3,865	359.1	£11.00	PRE-LET TO TRUCTYRE
4	2,825	262.5	1,179	109.5	4,004	372.0	£11.00	LET
5	4,675	434.3	1,447	134.4	6,122	568.7	£11.00	AVAILABLE
6	4,159	386.4	1,299	120.7	5,458	507.1	£11.00	AVAILABLE
7	4,300	399.5	1,356	126.0	5,656	525.5	£11.00	LET

Notes:

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.
- **Lease/Rent** – this assumes a 10 year, full repairing and insuring lease to a tenant of acceptable financial status.
- **VAT** – all rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.
- **Service Charge** – this may be payable for the maintenance of the common parts of the Estate. Full details are available upon request.
- **Rates** – interested parties must confirm the Rateable Value with the relevant local authority.
- **For Further Information** or to arrange an inspection please contact Kevin Dempster or Richard Turnill on 01634 668000 or email kevindempster@watsonday.com or richardturnill@watsonday.com or the joint agents Altus Group.
- In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.