



CUXTON ROAD

Parkwood Industrial Estate | Maidstone | Kent | ME15 9YF

NEWLY REFURBISHED



Industrial/warehouse (offices to be constructed to tenant's specification)

33,000 - 38,000 sq ft (3,066 – 3,530 sq m)

TO LET
MAY SELL

Description

The property has been fully refurbished and comprises a two-bay industrial unit with 5.5m eaves, featuring brick elevations beneath a newly replaced pitched roof. It benefits from five full-height electric shutter doors, offering excellent flexibility for a range of industrial uses.

There is potential for the office accommodation to be constructed either over ground or ground and first floor levels which can adjoin or be within the existing warehouse.

Externally, the site offers generous forecourt parking fronting Cuxton Road, with additional vehicular access to the rear.



Refurbished
Warehouse /
Workshop



1.68 Acres



5.5m Eaves



Office space
potential



3-Phase Power



Floor Level
Access Door



UNIT WITH YARD



Accommodation

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

Area	Sq Ft	Sq M
Warehouse	33,000	3,066
Offices (up to)	5,000	464
TOTAL	38,000	3,530

The property sits on a secure fence and gated estate with a total site area of 0.68 hectares (1.68 acres).

Location

The property is situated within Parkwood Industrial Estate, approximately 4 miles southeast of Maidstone town centre. It fronts Bircholt Road, the estate's main thoroughfare, which links to the A274 for convenient access into Maidstone.

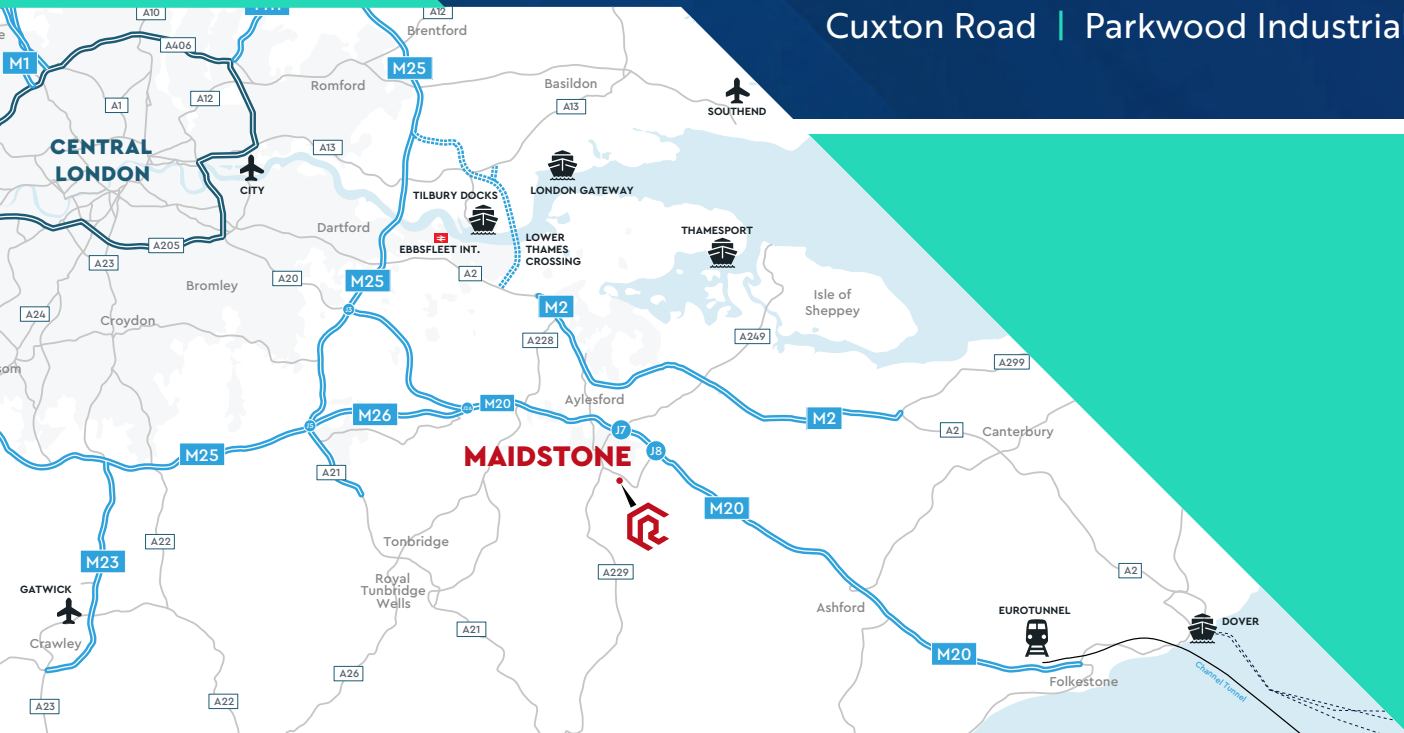
Parkwood Industrial Estate is a key industrial hub in the area and a well-established motor retailing location, home to major occupiers such as Peugeot, Mercedes, and Motorline.



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SAT NAV: ME15 9YF



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	Distance	Time
M20 Junction 8	4 miles	11 mins
M20 Junction 7	3 miles	17 mins
Maidstone	3 miles	12 mins
Ebbsfleet International	19 miles	35 mins
Ashford	20 miles	33 mins
Dartford	26 miles	50 mins
Canterbury	30 miles	50 mins
Central London	42 miles	1hr 25 mins



J7



MAIDSTONE

M20



TOOLSTATION

UKPN

ALDI

RENTOKIL

DX FREIGHT

NISSAN

HYUNDAI

MERCEDES

MOTORPOINT

ROYAL MAIL



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Rateable Value

RV £194,000 @ 54.6p in the £

Rates payable £105,924 for the year 2025/26

Rent/Price

Rent/Price upon application.

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent or Freehold available with Vacant Possession.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs.

EPC

To be reassessed following the completion of the refurbishment works.

Viewings

Strictly by appointment with the joint agents:



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