



## Unit C, Orchard Business Centre

St. Barnabas Close, 20/20 Estate, Maidstone, ME16 0JZ

### Industrial / Warehouse

**2,795 sq ft**  
(259.66 sq m)

- 5.54m eaves rising to 6.4m
- Storage Mezzanine of 790 sq ft (73.41 sq m)
- LED lighting
- Gas boiler and suspended gas hot air blower
- Fire / intruder alarm
- 6 allocated parking spaces
- Air-conditioning in office space
- Kitchenette, WC and shower facilities

# Unit C, Orchard Business Centre, St. Barnabas Close, 20/20 Estate, Maidstone, ME16 0JZ

## Summary

<b>Available Size</b>	2,795 sq ft
<b>Rent</b>	£47,880.00 per annum
<b>Rateable Value</b>	£20,750 Interested parties are advised to make their own enquiries with the local authority.
<b>Service Charge</b>	There is a service charge for the upkeep of the common parts of the estate. Further information upon request.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (82)

## Description

To Let - The property is a modern mid-terraced unit of steel frame with part metal cladding and part brick / blockwork. The unit benefits from an eaves height of 5.54m rising to 6.4m, full height roller shutter door, LED lighting throughout, gas boiler, tea point, WC, shower and suspended hot air blower. There is a first floor office with air-conditioning, carpets, a glazed wall overlooking the warehouse. Externally there is loading and parking in front of the unit.

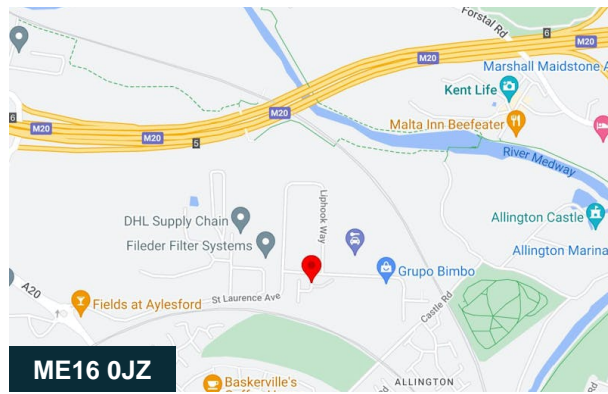
## Location

Orchard Business Park is situated on the established 20/20 Estate just off the A20 London Road and is less than 1 mile from M20 junction 5 which provides excellent access to the national motorway network with the M25, Central London to the west and channel ports and tunnel to the east. Maidstone town centre is within 2 miles to the south east and the Quarry Wood Retail Park is within 1 mile providing a supermarket and local amenities.

## Accommodation

The accommodation comprises the following (approx. GIA) plus in addition a storage mezzanine of 790 sq ft (73.41 sq m)

Name	sq ft	sq m
Ground - Floor Warehouse	2,592	240.80
1st - Floor Office	203	18.86
<b>Total</b>	<b>2,795</b>	<b>259.66</b>



## Viewing & Further Information



**Tom Booker**

01322 285 588 | 07584 237 141

tom.booker@altusgroup.com