

UNIT 11, ORCHARD INDUSTRIAL ESTATE,
CHRISTEN WAY, PARKWOOD,
MAIDSTONE, KENT, ME15 9YE



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

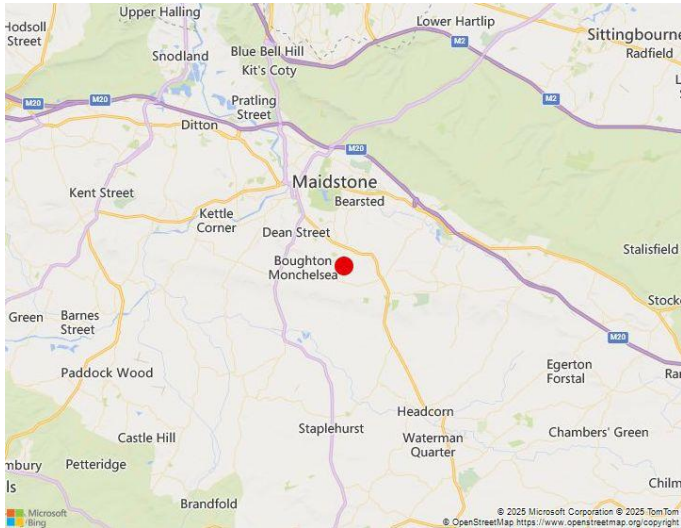


INDUSTRIAL UNIT FOR SALE

- £325,000 for the Long Leasehold
- Total GIA 2,044 sq ft
- 3 Phase Power
- Vacant Possession

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

The property is located on Orchard Industrial Estate, in an established industrial location off Bircholt Road in Parkwood, to the south of Maidstone Town Centre. The site provides excellent access to the Weald as well as junctions 6 to 8 of the M20 Motorway.

Description

For Sale - Mid Terrace Modern Industrial Unit with Mezzanine Office on a popular industrial estate off Bircholt Road, Parkwood in Maidstone.

Accommodation

The property comprises a part steel clad industrial unit with ground floor warehouse space and first floor office. There is forecourt parking to the front of the unit.

The unit extends to the following floor areas measured on GIA basis.

Area	Sq Ft	Sq M
Ground Floor	1,666	154.78
First Floor	378	35.12
Total GIA	2,044	189.89

Terms

To purchase residue of the 115-year lease from 15th November 1988 (approx. 78 years unexpired)

Price

OFFERS IN THE REGION OF £325,000

The Long Leasehold interest is available with Vacant Possession.

There is a ground rent payable. Further info available on request.

VAT

We understand from our client that the property is not elected for VAT.

Service Charge

A service charge is payable for the upkeep of the wider estate. Further details available on request.

EPC

Rating C 57

Rateable Value

RV £18,500 @ 49.9p in the £

Rates payable £9,231.50 for the year 2025/2026

Legal Costs

Each party to be responsible for their own legal and other costs associated with the transaction.

Viewing

All viewings to be arranged through the agents:



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Thomas Langston

thomas.langston@sibleypares.co.uk

01622 673086



NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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