



## Unit 4 Progress Industrial Estate

Bircholt Road, Maidstone, ME15 9YH

### End of terrace industrial unit

**4,331 sq ft**  
(402.36 sq m)

- Sub-let / assignment with option for new lease
- Good quality first floor offices
- 3-phase power supply
- Electric loading door
- 5.5m minimum clear height
- Male / female WCs
- 16 car parking spaces

Summary

Available Size	4,331 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	A service charge is levied by the landlord that covers the cost of maintenance of the estate etc.
EPC Rating	Upon enquiry

Description

The property comprises an end of terrace modern industrial/warehouse unit of steel portal frame construction with brick and profile steel clad elevations. Internally, there are good quality offices fully carpeted with modern kitchen facilities. The industrial accommodation incorporates a powered roller shutter loading door, multiple power points and an eaves height of 5.5m rising to 7.45m at the apex. There are 16 designated parking spaces to the front and further general estate parking to the side.

Location

Located on the Progress Industrial Estate off the Bircholt Road on the popular and easily accessible Parkwood commercial area. The nearby 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. Local occupiers include Mercedes, Nissan, Infinity, Renault, Royal Mail, Jayar Car Parts, Toolstation, Howdens & Travis Perkins

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Unit - 4	4,331	402.36	Available
Total	4,331	402.36	

Terms

The unit is available for assignment or sub-let with a term and date of 11 September 2028. The option to take a new lease may be available.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.



Viewing & Further Information



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