

# NEW INDUSTRIAL DEVELOPMENT COMING SOON 3,810 sq ft – 34,485 sq ft

7 high quality new B1c, B2, B8 industrial units

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



[www.maidstoneexchange.co.uk](http://www.maidstoneexchange.co.uk)

TO LET

AVAILABLE  
Q2 2019



CUXTON ROAD

PARKWOOD INDUSTRIAL ESTATE

MAIDSTONE

KENT

ME15 9YF

Chancerygate 

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

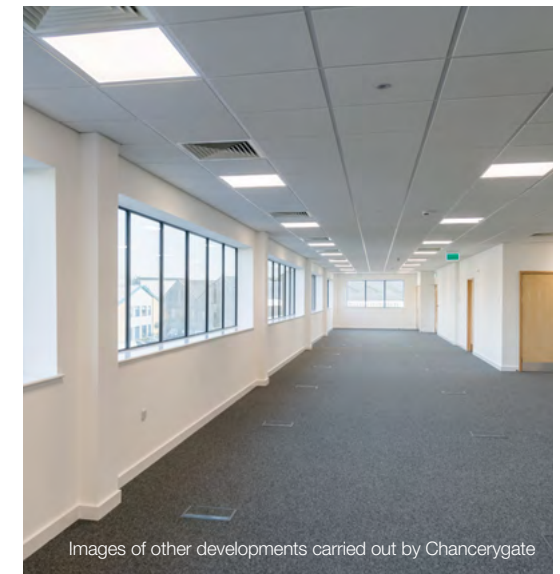
## Green Credentials

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

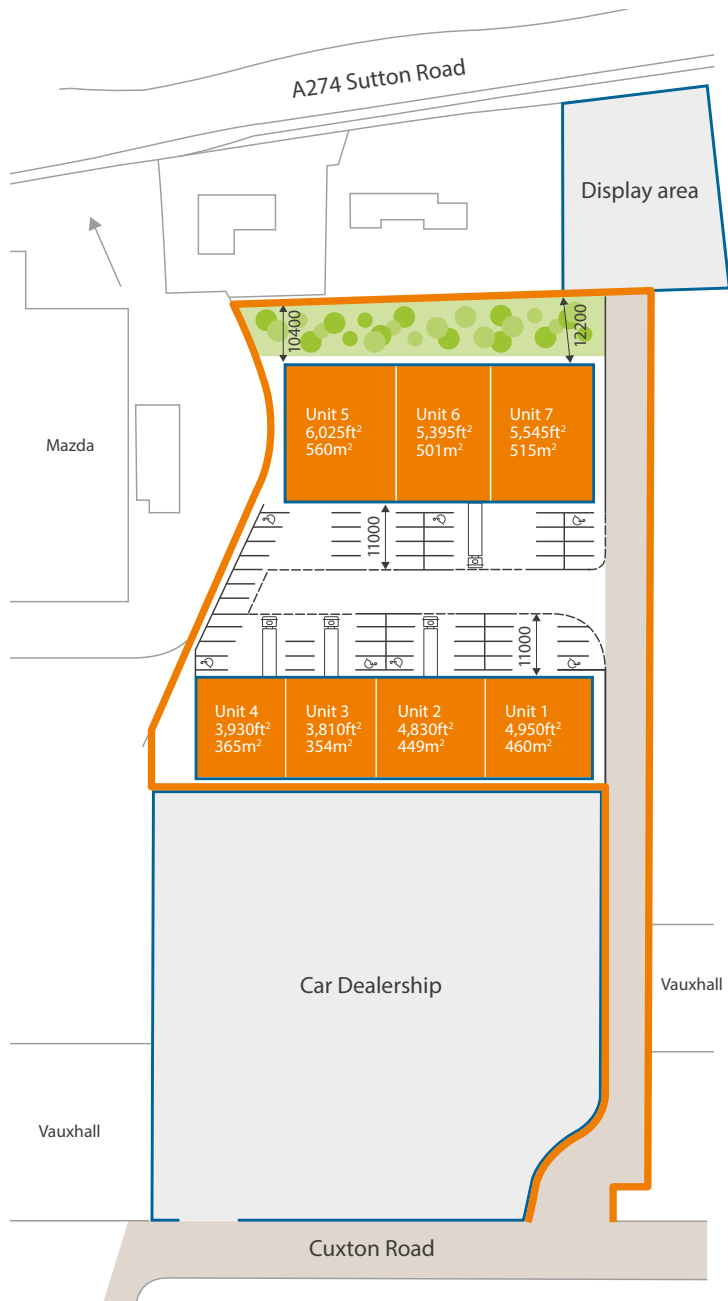
The scheme will ensure a minimum 12% decrease in CO<sub>2</sub> emissions over 2010 Buildings Regulations. As a result occupation costs to the end user will be reduced.

### The green initiatives will include:

- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Photovoltaic cells to unit 4



Images of other developments carried out by Chancerygate



## 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/shower room
- First Floor WC
- Fire alarm

## Accommodation \*Areas are approximate on a GEA basis

Unit	Mezzanine Floor (sq ft)	Warehouse Floor (sq ft)	TOTAL* (sq ft)
1	1,435	3,515	<b>4,950</b>
2	1,400	3,430	<b>4,830</b>
3	1,115	2,695	<b>3,810</b>
4	1,150	2,780	<b>3,930</b>
5	1,420	4,605	<b>6,025</b>
6	1,280	4,115	<b>5,395</b>
7	1,315	4,230	<b>5,545</b>
<b>TOTAL</b>	<b>9,115</b>	<b>25,370</b>	<b>34,485</b>



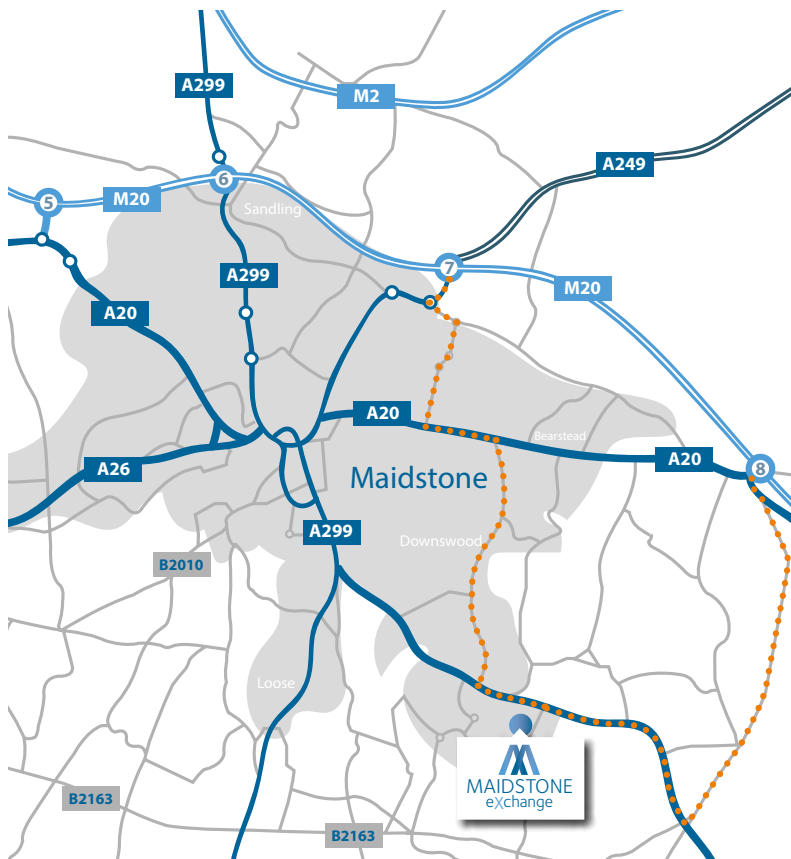
## Location

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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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. October 2018.