

nimbus

ENTERPRISE PARK • 20:20 MAIDSTONE

Liphook Way, 20/20 Maidstone, Kent, ME16 0FZ
J5 M20 1 mile

Only 3,477 - 16,194 sq ft remaining

FOR SALE
or MAY LET

OVER 70% SOLD OR LET

to occupiers Obart Pumps Ltd, R&B Star Electrical (Wholesale) Ltd, Alltrade Aerial & Satellite, All Sand Supplies, Genzyme Ltd and P&H Snacksdirect Ltd.

A development comprising 9 new and extensively refurbished warehouse and industrial units totalling 56,674 sq ft with unrestricted 24/7 B1, B2 and B8 planning consent.

AGENTS



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DESCRIPTION

Units 1-6 are an extensively remodelled steel framed high bay building which features:-

- 8.5m eaves (28ft).
- 4.5 x 3.8m wide insulated panel loading doors.
- Epoxy resin painted floors.
- Separate WC's and tea point.
- Fully fitted offices (excluding carpet) including electric heating with gas central heating to unit 6.
- All main services.
- High bay lighting
- Concrete and block paving forecourts.
- New roof and wall cladding with additional insulation.
- Powder coated aluminium windows and doors.
- Reinforced concrete first floors to units 3 & 4

Units 2, 7-9 are newly constructed steel framed featuring:-

- 6m (19.8") eaves.
- Minimum 5m x 38 m wide insulated panel loading doors.
- Power float finish concrete floors.
- Separate WC's and tea point.
- Fully fitted offices (excluding carpet) with gas fired heating.
- All main services.
- High bay lighting.
- Concrete and block paved forecourt.
- Composite insulated panel roof and wall cladding
- Powder coated aluminium windows and doors.

Terms

The units are available freehold or may lease. The new owners will also become shareholders in Nimbus Enterprise Park Management Company which will own the residual parts of the development on sale of the last unit.

Another development by



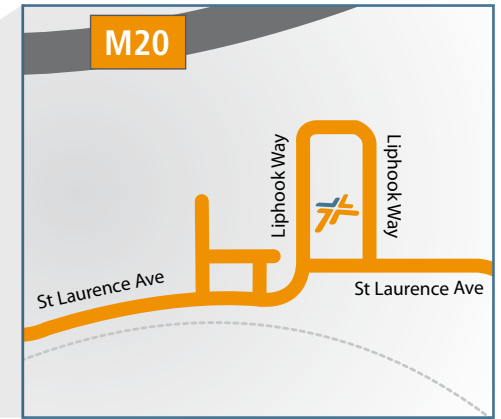
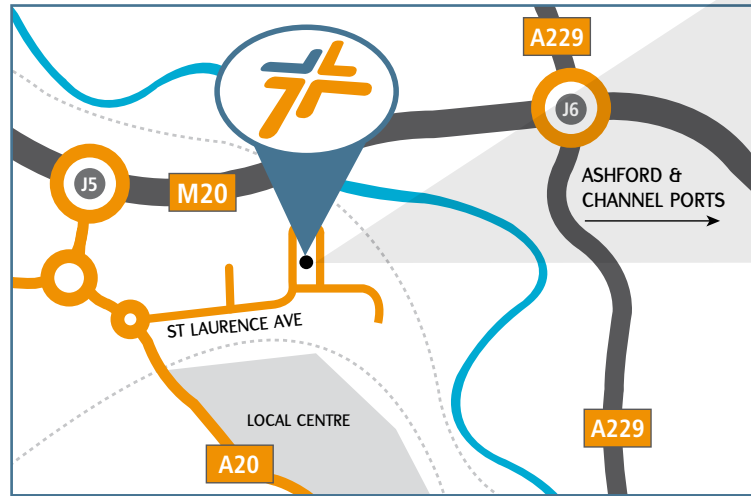
www.valad-benchmark.co.uk

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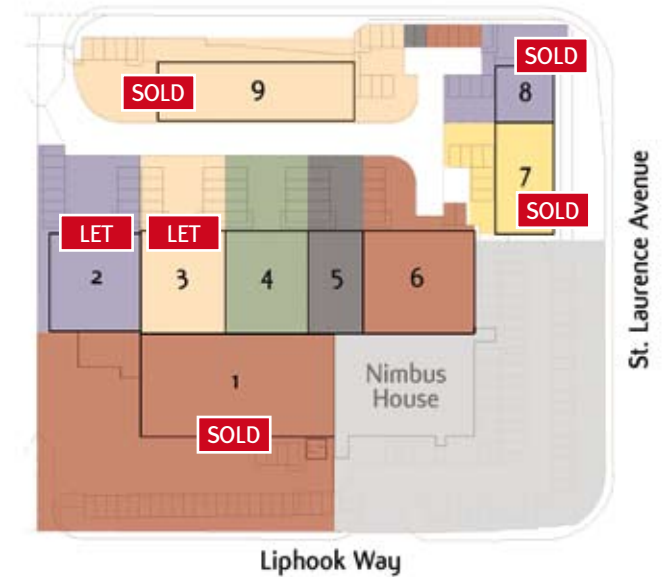
Tel: 01622 669888 Fax: 01622 669887

Location

20/20 Maidstone is an established business estate situated within 0.5 miles of Jct.5 M20 and 4 miles west of Maidstone Town Centre. The estate includes occupiers such as DHL Excel, Genzyme, Group 4 Hanson and Kent and Medway NHS.



	GROUND	FIRST FLOOR	TOTAL	CARS
UNIT 1	11053	3895	14948	SOLD
UNIT 2	4345	1002	5347	LET
UNIT 3	4204	1424	5628	LET
UNIT 4	4231	1424	5655	10
UNIT 5	2787	690	3477	7
UNIT 6	5690	1372	7062	12
UNIT 7	3074	723	3797	SOLD
UNIT 8	1524	723	2247	SOLD
UNIT 9	5419	3094	8513	SOLD



DISCLAIMER - These particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts. All descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy. This Brochure has not been laminated to allow recycling. Brochure produced October 2008. Designed by www.cstone.co.uk