

NEW INDUSTRIAL DEVELOPMENT 4,902 SQ FT – 17,236 SQ FT TO LET/MAY SELL

7 high quality new B1(c), B2, B8 industrial units

SUITABLE FOR ROADSIDE, TRADE-COUNTER/WAREHOUSE,
MOTOR RELATED AND SELF STORAGE USES (SUBJECT TO PLANNING)



www.maidstoneexchange.co.uk

TO LET/
MAY SELL
5 UNITS
AVAILABLE
NOW



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

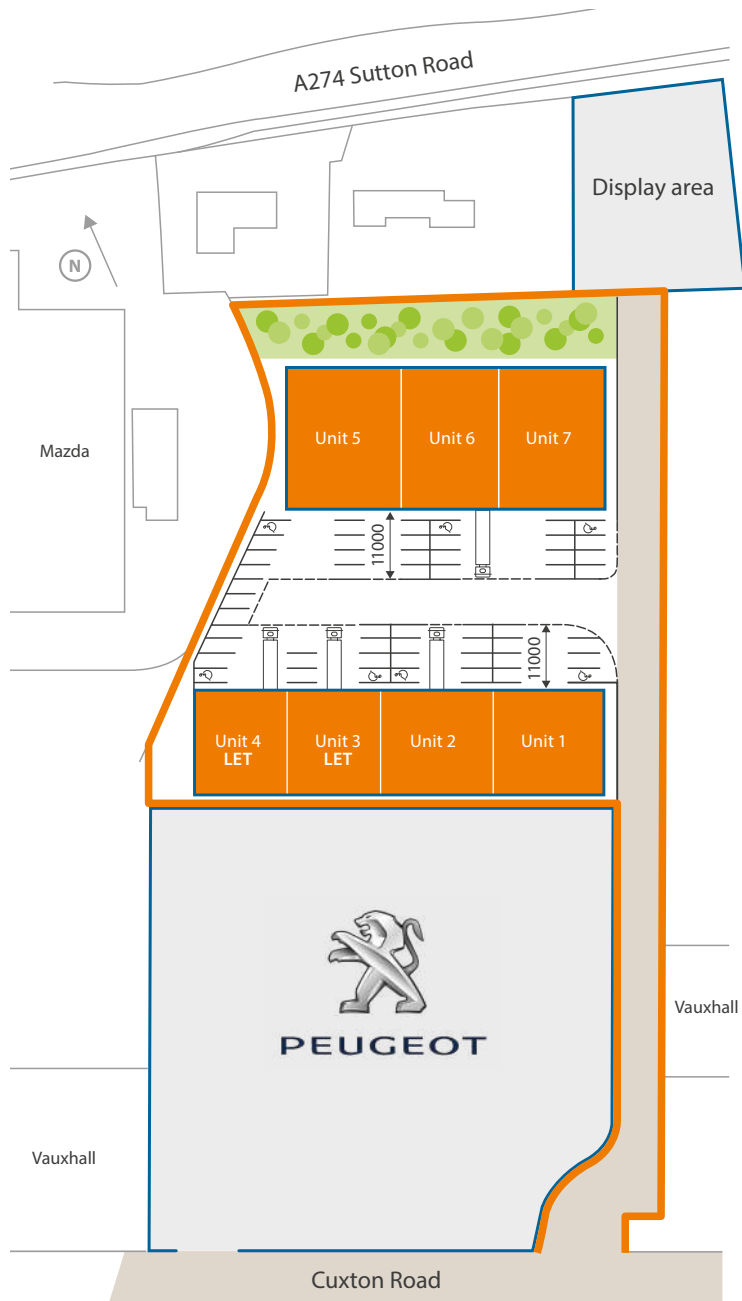
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The scheme will ensure a minimum 12% decrease in CO₂ emissions over 2010 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:

- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Electric vehicle charging points to units 1, 4, 5 and 7





Warehouse Specification

- 37.5kN 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 suspended ceilings with inset LED lighting
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC
- First floor WC
- Fire alarm

Accommodation

Units from 4,902 up to 17,236 sq ft (units 5, 6 & 7 combined)

Unit	Mezzanine Floor (sq ft)	Warehouse Floor (sq ft)	TOTAL* (sq ft)
1	1,474	3,589	5,063
2	1,420	3,482	4,902
3			LET
4			LET
5	1,447	4,675	6,122
6	1,299	4,159	5,458
7	1,356	4,300	5,656
TOTAL	6,996	20,205	27,201

*Areas are approximate on a GEA basis



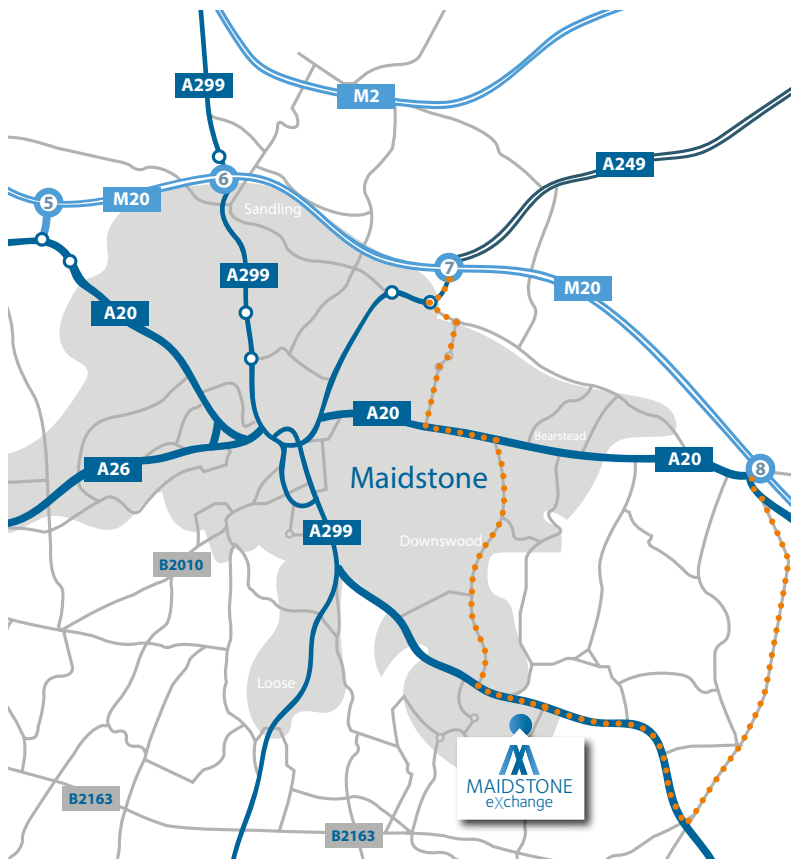
Location

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. May 2020.

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