



**Trade Fair House, West Court, 2 Enterprise Road, Maidstone  
Kent, ME15 6JD**



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

**1,989 Sq Ft (184.78 Sq M)**

- Modern, open plan office
- 10 car parking spaces within a secure gated car park
- Air conditioning
- £28,000 per annum
- Price £350,000 for the virtual freehold

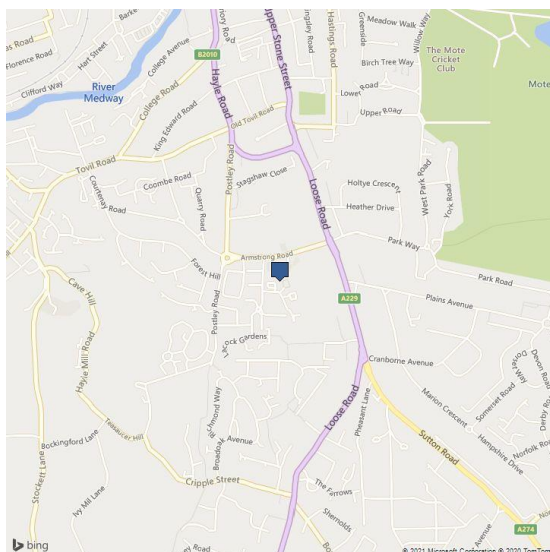


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### Accommodation

Modern open plan office comprising a ground floor office area with kitchen and meeting room, with a first floor open plan office, with a board room and server room:

Ground Floor:	922 sq ft	(85.66 sq m)
First Floor:	1,067 sq ft	(99.13 sq m)
Total:	1,989 sq ft	(184.78 sq m)
10 car parking spaces		

### Rateable Value

RV £19,000 @ 49.1p in the £

Rates payable £9,329 for the year 2020/21

### EPC

Awaited

### VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction

### Description

To Let/For Sale - Modern Open Plan Office with Good Parking

### Location

The property is located on the Southern edge of Maidstone Town Centre giving excellent access to the motorway networks via J6 of the M20 as well as providing fast links to the South of Maidstone and The Weald.

### Rent/Price

**£28,000 Per Annum Exclusive**

**£350,000 for the long leasehold**

### Terms

To take a new lease by negotiation.

999 year long leasehold from 4<sup>th</sup> December 1992.

### Legal Costs

Each side to bear its own legal and professional costs

### Services

Electricity

Water

Air conditioning

Fibre Broadband available

### Viewing/Enquiries

Strictly by prior appointment through the Surveyors.  
Please contact

Phil Hubbard e: [phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk) or  
Matt Sadler e: [matt.sadler@sibleypares.co.uk](mailto:matt.sadler@sibleypares.co.uk)



NOTE: Rental, prices or any other charges are inclusive 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