

**GROUND FLOOR 89 KING STREET,  
MAIDSTONE, KENT, ME14 1BG**



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**



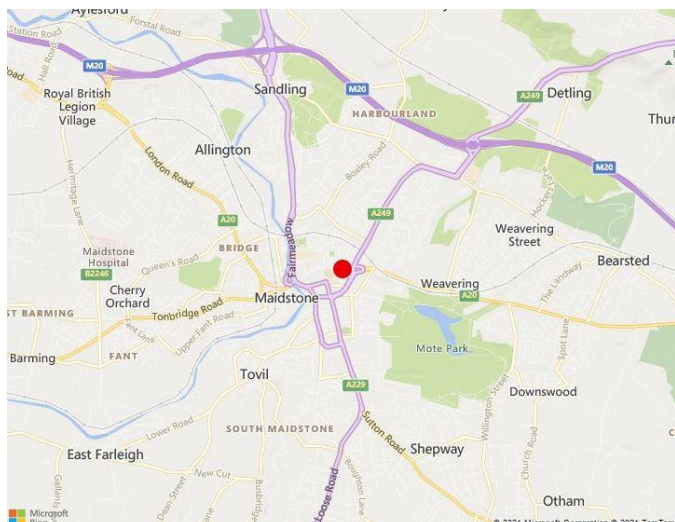
## **GROUND FLOOR OFFICE SUITE WITH PARKING**

- Open Plan Space
- Designated on site parking (4 spaces) plus secure cycle rack
- Central Heating
- Communal Male and Female WCs
- Frontage to King Street

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# GROUND FLOOR 89 KING STREET, MAIDSTONE, KENT, ME14 1BG



## Location

Maidstone is Kent's County Town and principal administration centre laying 35 miles south east of central London and easy access from Junctions 6, 7 and 8 of the M20. The M20 connects with the M25/M26 and national motorway network. There is also access to Ebbsfleet and Ashford International Stations and the Channel Tunnel Rail Link (CTRL). Maidstone East Railway Station is a short walk providing a direct service to London (Victoria) in under 1 hour and Ashford International Station in 30 minutes. Good access to Junction 6 of the M20 (1.5 miles) is via the A229 dual carriageway (200 yard).

## Description

89 King Street is a prominent, modern purpose built town centre building with on-site parking and within easy walking distance of The Mall Shopping Centre, Fremlins Walk, High Street and Week Street, the principal retail areas

## Accommodation

The property comprises ground floor open plan office space :

Area	Sq Ft	Sq M
Ground Floor NIA	976	90.67

- Communal male and female wcs
- Kitchenette area
- 4 Designated on-site parking spaces and secure cycle rack

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.

## EPC

Rating (D) 86

## Rateable Value

RV £19,250 @ 49.9p in the £

Rates payable £9,605.75 for the year 2021/22

## Rent/Price

£20,000 per annum exclusive of VAT

## Terms

The property is available by way of a new lease. There is a service charge - which includes cleaning and maintenance of the internal and external common areas, central services and heating and buildings insurance - further details on request

## Legal Costs

Each side to bear its own legal and professional costs

## 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.

## Viewing



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