



Sterling House

7 Ashford Road, Maidstone, ME14 5BJ

**High quality office suite in
prominent town centre
location**

494 sq ft
(45.89 sq m)

- On site private parking
- Air conditioned
- Kitchen facilities
- Male & Female WC's
- 3 compartment floor boxes
- Structured cabling between floors/suites
- CCTV / Alarm
- Fibre optic leased line included

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Summary

Available Size	494 sq ft
Business Rates	Rateable Value : Lower Ground Floor - £1,225 (rates payable £630 pa) 2nd Floor - £3,500 (rates payable £1,792) NB: 100% relief is available to qualifying small businesses on these offices.
EPC Rating	D (89)

Location

Sterling House is the dominant building within Sterling Court, a collection of three late Georgian edge of town centre Grade II listed office buildings, prominently sited on the corner of Ashford Road and Wat Tyler Way and providing excellent access to Junction 7, M20 which is within 1 mile.

Accommodation

Name	sq ft	sq m	Rent	Availability
2nd - Suite 1	279	25.92	£975 /month	Let
Lower Ground - Office	494	45.89	£1,730 /month	Available

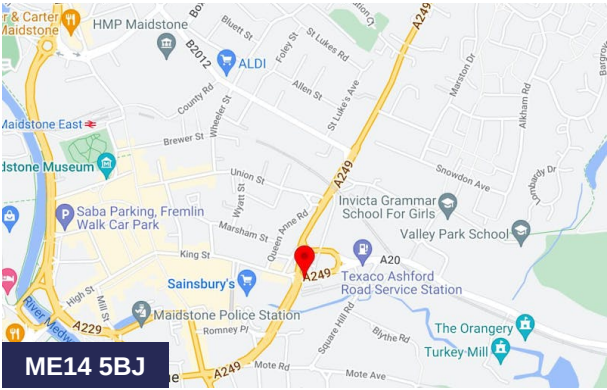
Terms

New flexible lease(s) internal repairing only. Rent payable quarterly in advance plus VAT.
Inclusive of

- Fibre optic leased line
- External maintenance and decoration
- Common parts maintenance and cleaning
- Sterling Court Estate maintenance
- Buildings insurance
- Fire alarm maintenance and testing
- Gas and water supplies
- Common parts electricity
- Refuse collection
- Use of CAT 5 cabling and server room

Not Included:

- Sub metered electricity at cost
- Rates payable (if any)



Viewing & Further Information



Robert Martine
01622 672233 | 07812 164698
rmm@martinewaghorn.co.uk