



Part 2nd Floor

County Gate Two, Stacey's Street, Maidstone, ME14 1ST

Grade A Offices **Edge of Town Centre**

3,310 sq ft
(307.51 sq m)

- VRV air conditioning
- LED lighting with PIR
- Raised floor
- Metal ceiling tiles
- Glazed meeting rooms
- Kitchen / Breakout area
- 12 onsite parking spaces

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Summary

Available Size	3,310 sq ft
Passing Rent	£85,232 per annum
Rates Payable	£35,520 per annum You are advised to make your own enquires with Maidstone Borough Council
Rateable Value	£74,000
Service Charge	There is a service charge for the upkeep of the common parts of the building and external parts. Further information upon request.
VAT	VAT is applicable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

Description

County Gate is a development of two office buildings completed in 2002 and extensively refurbished in 2021. The subject suite is located on the 2nd floor and is Grade A office space with 12 on site car parking spaces. The suite benefits from raised floors, VRV air conditioning, LED lighting, window blinds, kitchen and male, female and disabled WC's.

Location

County Gate is only 1.4 miles from J6 of the M20, overlooking the A229 dual carriageway at the entrance to Maidstone. It is just 200m from Maidstone East Station serving London stations including London Victoira, London Bridge and Charring Cross within 50 minutes. Fremlin Walk shopping centre is a short walk together with the Millennium River Park

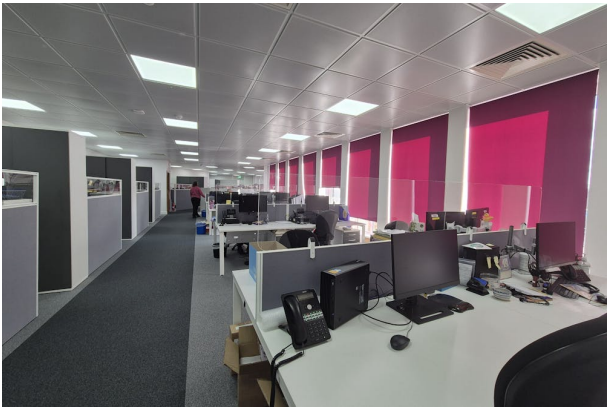
Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
2nd - Offices	3,310	307.51

Terms

Available by way of an assignment of the existing effective full repairing and insuring lease (via service charge) expiring 8th February 2037 with a tenants option to break 9th February 2032.



Viewing & Further Information



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