

17 Albion Place, Maidstone, Kent,
ME14 5EQ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



ALBION PLACE.

- Located in Prominent Maidstone Town Centre
- Newly refurbished Office Premises
- Suitable for a Variety of Business Uses
- Available separately or together

Office with self-contained unit to rear

682 - 2,537 Sq Ft (63.36 - 235.69 Sq M)

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Location

The property is located in Maidstone, the County Town of Kent, on Albion Place just off the A249 Sittingbourne Road, the main arterial road running from Junction 7 of the M20 motorway into the Town Centre.

The property is well situated being less than a 10 minute walk (0.5 miles) into Week Street / Fremlin Walk, the centre of the main retail area of the town. It is 1.5 miles from J7 of the M20 and 2 miles from J6 of the M20 giving excellent connectivity to the Motorway network. Maidstone East Station is within 1 mile and has direct services to London in around 1 hour.

Description

TO LET - Semi-detached period office building across ground, first and second floors available in Maidstone town centre.

Accommodation

The property comprises a 3-storey semi-detached Grade II listed building, consisting of a series of large individual offices plus basement storage.

The property has recently been redecorated throughout, with repainted walls, new flooring, LED lighting and secondary glazing.

There is parking on the forecourt for 6 cars.

Area	Sq M	Sq Ft
Ground Floor	32.14	346
First Floor	54.35	585
Second Floor	39.2	422
Basement	46.73	503
Total NIA	172.33	1,855

To the rear of the property an additional self-contained office unit is currently under construction, comprising **682 sq ft** of ground floor open plan office space with accessible WC and kitchen facilities. Further information is available upon request.

Terms

To take a new lease by negotiation.

Rent

£36,000 Per Annum Exclusive for both buildings.

Also available to let individually. Further information available upon request.

Business Rates

RV £19,250 @ 49.9p in the £
Rates payable £9,605.75 for the year 2025/26
With effect on 1st April 2026 the RV is £23,750

EPC

Rating (D) 78

Finance Act 1989

The property is elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors.



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NOTE: Rental prices or any other charges are exclusive 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.



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