

**39-41 HIGH STREET, WEST MALLING,
KENT, ME19 6QH**

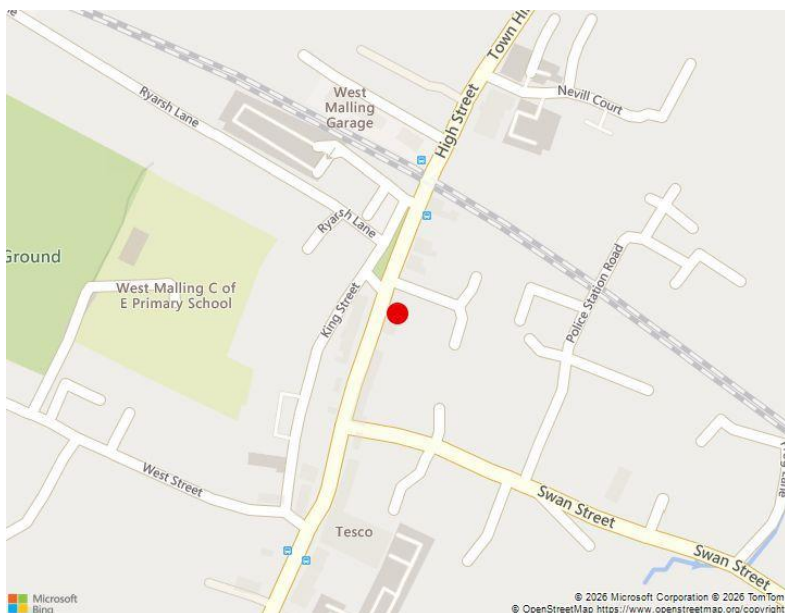


OFFICE TO LET

- Recently refurbished
- Suitable for alternative uses (subject to necessary consents)
- 6 car parking spaces
- Central West Malling location
- £23,000 per annum

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

39-41 HIGH STREET, WEST MALLING, KENT, ME19 6QH



Location

The property is situated in the centre of West Malling, a popular and busy town centre offering an excellent mix of retail, restaurant, office and residential uses.

West Malling is conveniently located being 1.5 miles from Kings Hill, 7 miles west of Maidstone and 30 miles from London. West Malling train station offers services to London Victoria in approx. 55 minutes.

Description

Town centre office building TO LET

Accommodation

The property comprises a single storey office building with substantial basement storage. The office space has been recently refurbished and provides a mix of open plan and divided offices with separate male and female WCs.

The property benefits from 6 car parking spaces in a large private car park to the rear of the building.

Measured on NIA basis, the property extends to approximately:

Offices	820 sq ft	76.19 sq m
Kitchen	60 sq ft	5.54 sq m
Basement	1,090 sq ft	101.22 sq m

Terms

The property is available from November by way of a new lease for a term to be agreed by negotiation.

Rent

£23,000 per annum exclusive

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £14,750

The multiplier for 2026/2027 is 43.2p in the £.

The property may benefit from small business rates relief. (Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

Legal Costs

Each side to bear its own legal and professional costs.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

EPC

E 106

Subject to contract

Viewings



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Thomas Langston

thomas.langston@sibleypares.co.uk



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.

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP. Registered in England and Wales No: OC400776. Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BU. VAT Registration No. 218 5130 30