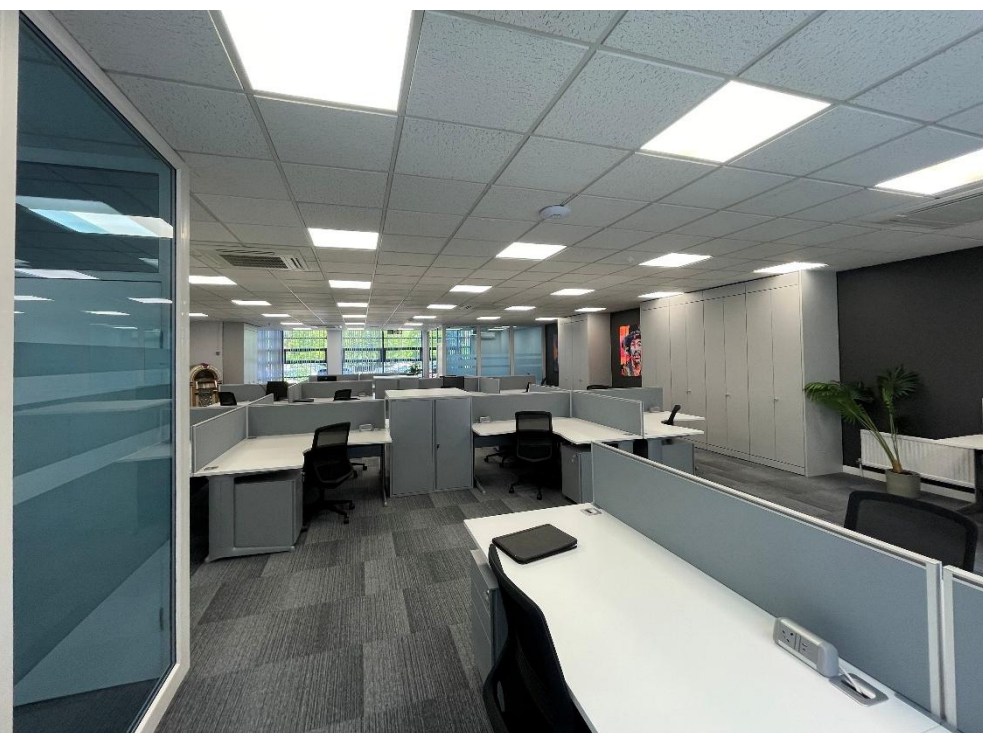


**VENTURE HOUSE, ST. LEONARD'S
ROAD, ALLINGTON, MAIDSTONE,
KENT, ME16 0LS**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



OFFICE SUITE TO LET

- Located on Junction 5 of M20 motorway
- 2,389 sq ft (221.95 sq m)
- 10 car parking spaces
- Air Conditioned
- Suspended ceiling with LED lighting

VENTURE HOUSE, ST. LEONARD'S ROAD, ALLINGTON, MAIDSTONE, KENT, ME16 0LS



Location

Venture House is strategically located on the popular 20/20 Business Park, less than 1 mile to J5 M20 to the west of Maidstone. The business park is popular with professional services firms. The neighbouring building has recently opened as a health and wellness hub with gym facilities and padel courts.

Mainline rail services are available from Barming station (1.5 miles) serving London Victoria in less than 1 hour. The mid-Kent shopping centre is in close proximity accommodating Waitrose and other local retail occupiers, as is Aylesford Retail Park; occupiers include Sainsbury, Homebase, Currys, Pets at Home and Halfords.

Accommodation

The premises comprises the ground floor of a purpose built office building. Internally, it benefits from a shared entrance and offers modern, predominately open plan office space with some partitioned meeting/board rooms, as well as WC and a newly fitted kitchen. The property is fully air-conditioned.

The office has been recently renovated and fitted out to a high standard. There is a substantial amount of brand new, high-quality furniture which is available for the incoming tenant to use.

The office benefits from 10 dedicated car parking spaces.

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.

Floor Areas

The property was measured on NIA basis and extends to approximately **2,389 sq ft (221.95 sq m)**

Terms

To take a new lease by negotiation.

Service charge payable by the tenant – details upon request.

Rent

£43,000 Per Annum Exclusive

Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £34,500. The multiplier for 2026/2027 is 43.2p in the £.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information)

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)

Legal Costs

Each side to bear their own legal and professional costs

EPC

B 50

Viewing



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Alex Stanford

alex.stanford@sibleypares.co.uk





