

Office B Rose Court, 89 Ashford Road,
Bearsted, Maidstone, Kent, ME14 4BS



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Secure Gated Development
- Modern Offices
- Comfort Cooling and Heating
- Suspended Ceilings

Office

FOR SALE

792 Sq Ft (73.58 Sq M)

**Office B Rose Court 89 Ashford Road,
Bearsted, Maidstone, Kent, ME14 4BS**



Location

This excellent development is located on the A20 Ashford Road at Bearsted, this provides easy access into Maidstone Town Centre being approximately 2 miles east and is located close to several bus stops.

The location also provides fast access to junctions 7 & 8 on the M20 Motorway and Bearsted station is located within 0.8 miles.

Bearsted village itself boasts a wide range of national and independent retailers, amenities, pubs and restaurants on the Green.

What3Words Location:-
<https://w3w.co/orders.unable.harp>

Description

OFFICES FOR SALE IN PRIVATE GATED COURTYARD

Office B, Rose Court is a delightful, two-storey, mid-terraced office situated within a secure gated courtyard with private allocated parking. The offices themselves offer two open plan floor areas suitable for a variety of uses.

Accommodation

Office B is a mid-terrace, two storey office with flexible open floor plan floor plates. On the ground floor there is a tea point and disabled wc. The offices also benefit from comfort cooling and heating, suspended ceilings

Area	Sq Ft	Sq M
Ground Floor Office	358	33.26
First Floor Office	419	38.93
Ground Floor Tea Point	16	1.49
Total	792	73.58

4 allocated car parking spaces

Terms

Freehold for sale with vacant possession (Title Number: K966320)

Anti-Money Laundering

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

Guide Price

Offers in the region of £275,000

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

Office RV £12,250 @ 43.0p in the £

Parking RV £1,400 @ 43.0p in the £

Rates payable £5,869.50 for the year 2026/27

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

EPC

Awaited

VAT

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear their own legal costs

Viewings

Strictly by prior appointment through the Surveyors. Please contact:



Phil Hubbard

phil.hubbard@sibleypares.co.uk

01622 673086



Anastasia Raggett

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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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