



**GROUND & FIRST FLOOR OFFICES TO LET AS A WHOLE OR AS
INDIVIDUAL FLOORS
SELF-CONTAINED OFFICE BUILDING WITH PARKING**

592 sq ft (55 sq m) to 1,325 sq ft (123.09 sq m) LEASEHOLD

5 KINGS ROW, ARMSTRONG ROAD, MAIDSTONE, KENT ME15 6AQ

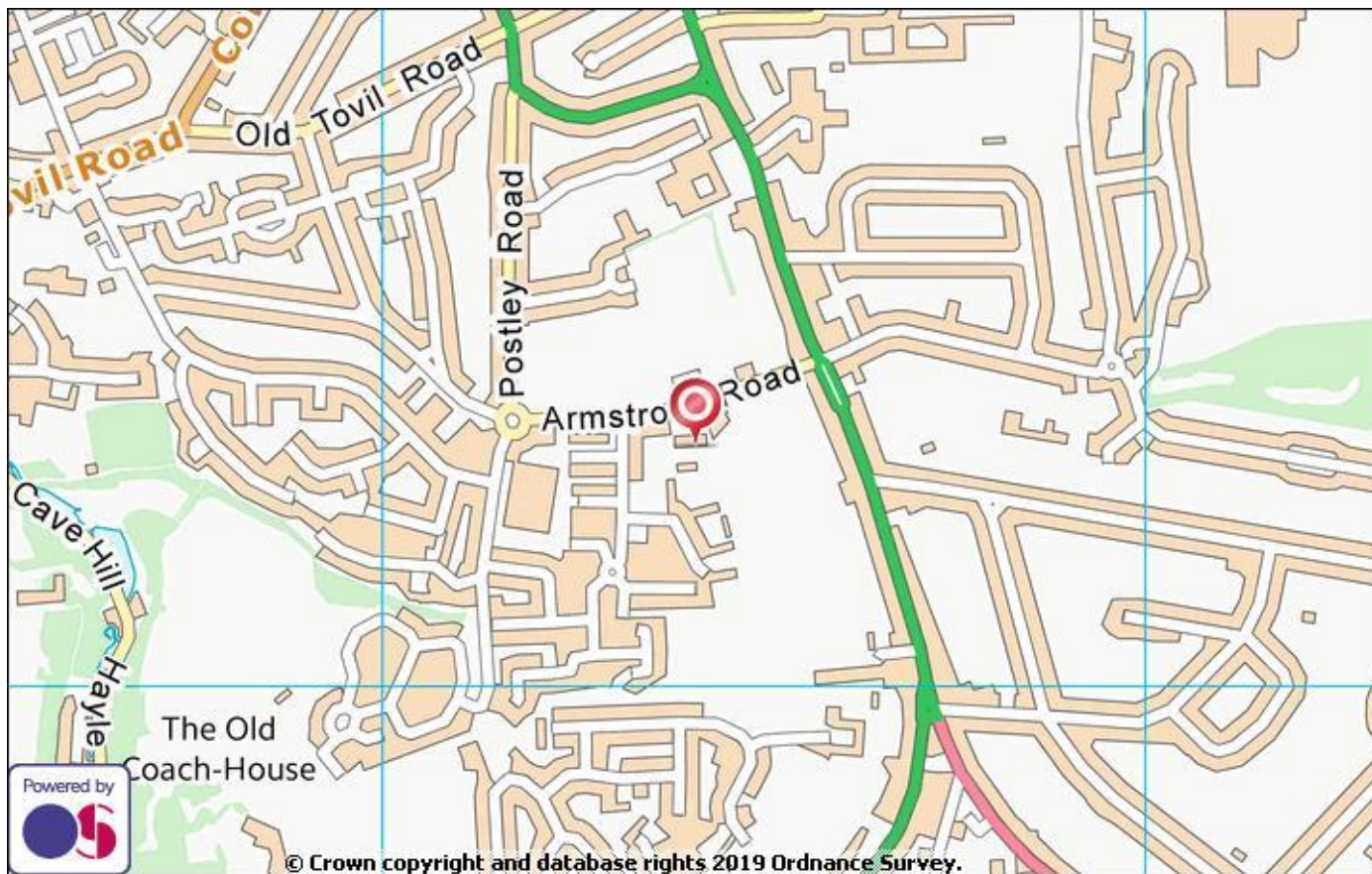
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The property is located approximately 1 mile south of Maidstone town centre just off the A229 (Loose Road) in an established business location.

Maidstone benefits from easy access to the M20 motorway network and mainline railway stations with services to the coastal ports and London.



DESCRIPTION:

The property comprises a mid terraced two storey purpose built office building of brick construction beneath a pitched tiled roof. The office benefits from:

- Suspended ceilings
- Carpeting
- Central heating
- 8 parking spaces
- Kitchen
- WC facilities

ACCOMMODATION:

Ground floor offices: 592 sq ft (55 sq m) (split into 3 areas) including kitchen area
2 WCs (1 disabled)

First floor offices: 733 sq ft (68 sq m)
(Client will install WC and kitchen facilities if let separately)

TOTAL: 1,325 sq ft (123 sq m)

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TERMS:

The property is To Let on a new Fully Repairing and Insuring Lease with terms to be agreed.

RENT:

£22,000 per annum exclusive for the whole or £12,000 per annum per floor if let separately.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

To be advised.

Potential applicants are advised to check with the Local Rating Authority, Maidstone Borough Council, for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is C (68).

VIEWING:

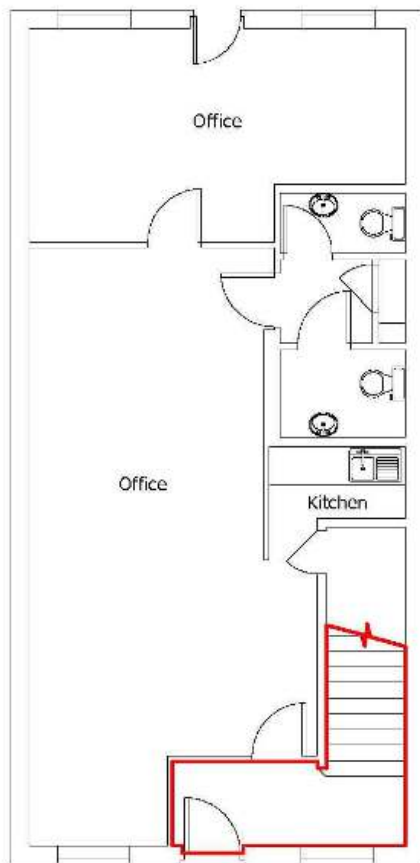
Mr Jonathan Creek (Maidstone)
01622 692144
jcreek@harrisons.property

Ref: 03/03/20 / SP / 3138

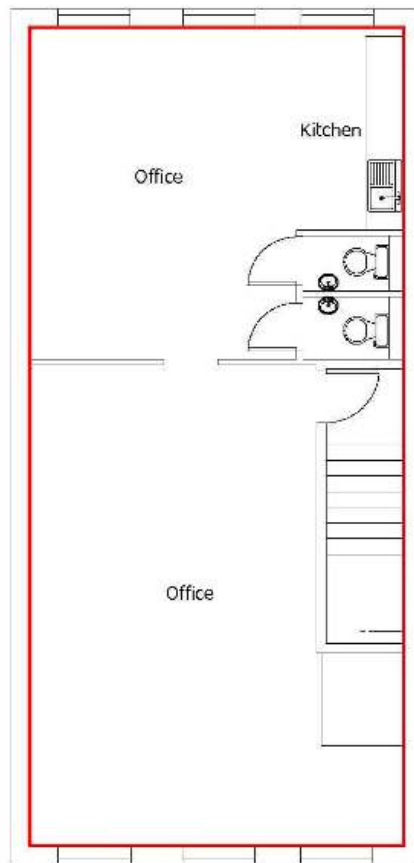
N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.



Location plan scale: 1:1250



Ground Floor



First Floor



Trueplan (UK) Ltd.
Mount Pleasant House, 2-4 Lonsdale Gardens.
Tunbridge Wells, Kent TN1 1HL
01892 614 881
plans@trueplan.co.uk www.trueplan.co.uk

First Floor Suite
5 Kings Row
Maidstone
Kent ME15 6AQ

Scale 1:100 @A4
Drawing no.: 42188_2
Date drawn: 02/03/2020
Revision: 0

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Medway Office: Oasis House, 3 Ambley Green, Gillingham Business Park, Gillingham ME8 0NJ
info@harrisons.property | T: 01634 265900 | F: 01634 265930
Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
info@harrisons.property | T: 01622 692144 | F: 01622 692155





IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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