



**Dene House, 7 & 9 Lower Stone Street, Maidstone, Kent,
ME15 6JX**

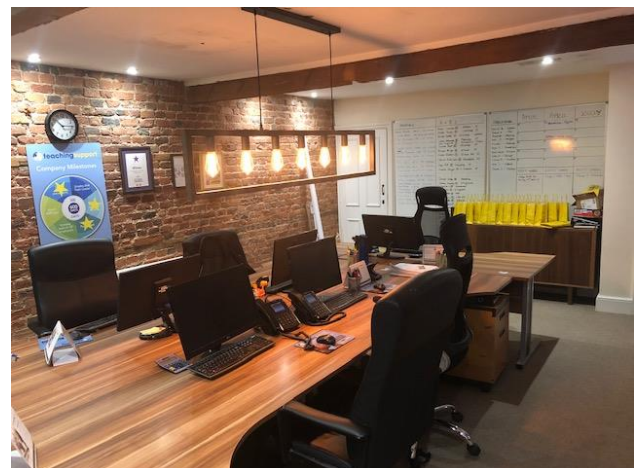


SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

994 Sq Ft (92.34 Sq M)

- Centrally Located
- £16,000 per annum
- Open Plan Offices
- Separate Ladies and Gents WC
- 1 Parking space Available
- Broadband - up to 200MB download available



www.sibleypares.co.uk

01622 673086

commercial@sibleypares.co.uk



Description

Period office To Let Maidstone Town Centre

Location

The property is located just off Lower Stone Street near the entrance to the multi-storey car park at The Mall. The property is on the edge of the pedestrianised part of Maidstone Town Centre so benefits from vehicular access as well as a very short walk to the town's amenities. Maidstone is well located on Junction 6 & 7 of the M20 and Maidstone East Railway Station serves London in under 1 hour.

Accommodation

Ground Floor 474 sq ft (44.08 sq m)

Offices, Kitchenette

Ladies and Gents WCs

First Floor Offices 520 sq ft (48.26 sq m)

Total 994 sq ft (92.34 sq m)

Rateable Value

£10,000 @ 49.9p in the £

Rates payable £4,990 for the year 2020/21

(May be applicable for full small business rates relief, applicants should make their own enquiries of the Local Borough Council)

EPC

Rating (D) 88

Services

Mains electricity

Water

Fibre Broadband available

VAT

We are advised that the property is not elected for VAT

Rent

£16,000 per annum

Terms

To take a new lease by negotiation

Legal Costs

Each side to bear their own legal and professional costs

Viewing/Enquiries

Strictly by prior appointment through the Surveyors.
Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or

Matt Sadler e: matt.sadler@sibleypares.co.uk

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NOTE: Rental, prices or any other charges are inclusive 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

