

Holly Bank Chambers

Oasts Business Village, Maidstone, Wateringbury, Kent, ME18 5NN



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Office Suite TO LET

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Location

The property is located just off the crossroads in the centre of Wateringbury Village. With a rural feel the property has the best of both worlds being only 5 miles from junction 4 of the M20 motorway giving excellent access to the M25 and motorway network. The property is 3.3 miles from Kings Hill, 4 miles from West Malling Town Centre and 5 miles west of Maidstone Town Centre. Wateringbury station is within 0.5 miles and has services via Strood to St Pancras or East Malling (2.5 miles) has direct service to London Victoria.

Description

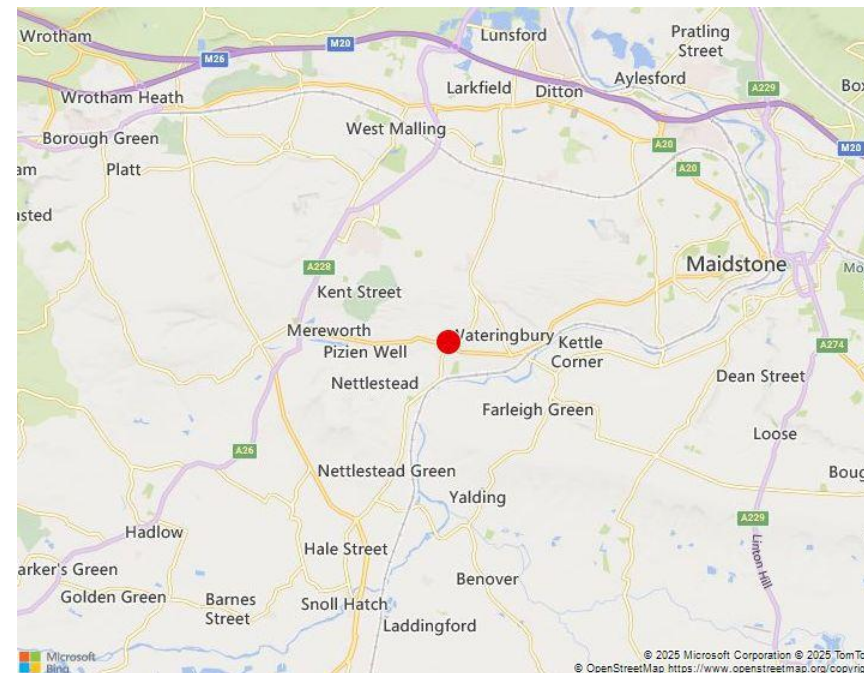
Self contained lower ground floor open plan office To Let.

Accommodation

The office comprises an independent entrance (x2), flexible roundel space and an additional office area making it ideal for an open plan office arrangement if required. 4 free parking spaces are available on site. There are shared ladies and gents wcs on the lower ground floor.

Area	SqFt	Sq M
Roundel	284.27	26.4
Open plan office area	118.73	11.03
Total	403	37.44

*Areas calculated from Landlord's measurements. On NIA basis



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Terms

The premises are immediately available for a term to be agreed by negotiation.

Rent

£12,500 Per Annum Exclusive

VAT

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

EPC

Rating D (80)

Rateable Value

A fair proportion of the business rates will be charged. Further information available on request.

Service Charge

Service charge to cover the upkeep and maintenance of the buildings structure and common areas. Also to include a fair proportion of the utilities and business rates.

Legal Costs

Each side to bear its own legal and professional costs

For all Viewings and Enquiries contact:

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