



**RARE OPPORTUNITY TO ACQUIRE QUALITY OFFICES IN MAIDSTONE TOWN CENTRE
WEST WING, SECOND FLOOR, VICTORIA COURT,
17-21 ASHFORD ROAD, MAIDSTONE, KENT ME14 5FA**



**OFFICES
1,594 SQ. FT. (148.11 M²)
WITH EXCELLENT ON SITE CAR PARKING

TO LET**



**01634 668000
watsonday.com**

LOCATION

The building is located on a prominent site on the eastern edge of the town centre on the A20 Ashford Road within 5 minutes walk from the town centre. Maidstone East provides regular services to London Victoria and Cannon Street (approximately 1 hour) and Maidstone West a high speed service to London St. Pancras (50 minutes). Junction 7 of the M20 motorway is approximately 1.5 miles to the north of the building.

DESCRIPTION

Victoria Court was constructed in 1998 and provides modern Grade A office accommodation over 3 floors with excellent parking. The building is constructed of brick elevations under a pitched tile roof. Specification includes:-

- Gas fired heating and comfort cooling from ceiling units
- Raised floors
- Suspended ceiling
- Recessed Category 2 lighting
- Male and female WCs
- 8 person passenger lift recently modernised
- Entry phone system
- On site car parking

ACCOMMODATION

Our clients, a firm of chartered accountants, occupy the ground and first floors of the building. Part of the accommodation on the second floor is surplus to their requirement.

West Suite 1,594 sq. ft. (148.11 m²) 6 car spaces

TERMS

A new sub- lease is available for a term to be agreed.

RENT

£19.00 per sq. ft. exclusive

LOCATION PLAN



SERVICE CHARGE

Service charge is payable in respect of the common parts.

BUSINESS RATES

Accordingly to the VOA website the current entry in the 2017 Rating List is Rateable Value £23,250.

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has been rated Band C (71) and is valid until 10.08.2030. The Energy Performance Certificate is available to view on request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall
01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

