

**RIVERSIDE HOUSE, 40-46 HIGH STREET,
MAIDSTONE, KENT ME14 1JH
** NEWLY REFURBISHED ****



**MODERN OFFICES
FULLY REFURBISHED**

**2,079 SQ. FT. (193.14 M²)
PLUS 475 SQ. FT. (44.13 M²) RESTRICTED HEIGHT
WITH ON-SITE CAR PARKING**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION:

Riverside House is situated in a very prominent position at the junction of the High Street with Fairmeadow in Maidstone town centre. Fairmeadow is the A229 dual carriageway and forms part of the town centre gyratory system. There is excellent access to Junction 6 of the M20 via the A229 and the building overlooks the River Medway.

DESCRIPTION:

The property is a modern, purpose built office building constructed in 1989/90 over 5 storeys with a deck of car parking accessed via a service road from Medway Street. The ground floor is occupied as a gym with the 1st, 2nd & 3rd floors occupied by professional office users. The accommodation has been comprehensively refurbished and is provided open plan, benefiting from the following amenities:-

- New suspended ceilings with LED lighting
- Full accessible raised floors with carpets
- Gas fired central heating
- New passenger lift
- Male & female WCs
- Secure deck level car parking

ACCOMMODATION: The accommodation available is as follows:- (IPMS3 OFFICE)

Fourth Floor 2,079 sq. ft. (193.14 m²)
Plus 475 sq. ft. (44.13 m²) restricted height
(below 1.5m headroom)

7 allocated car parking spaces

LEASE: The accommodation is available to let on a new lease for a term to be agreed on an effective full repairing and insuring basis.

RENT: £34,000 per annum exclusive.

SERVICE CHARGE: A service charge is payable to cover repairs and maintenance to the common parts and the exterior of the building.

EPC: The property has been rated Band C (74). An Energy Performance Certificate is available upon request.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: By appointment through the sole agents:-

WATSON DAY CHARTERED SURVEYORS
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

