



# 3<sup>RD</sup> FLOOR, BRECON HOUSE, 16/16A ALBION PLACE, MAIDSTONE, KENT ME14 5DZ



**FULLY REFURBISHED OFFICE  
2,149 SQ. FT. (199.64 M<sup>2</sup>)  
WITH 4 ON SITE CAR PARKING SPACES**

**TO LET**



**01634 668000**  
**watsonday.com**

## LOCATION

Maidstone, the County Town of Kent, is situated approximately 37 miles south east of London and 27 miles west of Canterbury and is the commercial and administrative centre for Mid Kent. It is served by two mainline railway stations, giving a journey time to London Victoria from Maidstone East of approximately one hour. Maidstone's M20 motorway location provides access to the M2, M26, M25 London orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted Airports. The M20 to Ashford provides a fast link between London, Maidstone and the Channel Tunnel terminal and ports.

Brecon House is located on the eastern side of Albion Place, the A249 Sittingbourne Road. This is an established office location and junction 7 of the M20 motorway is situated approximately 1 mile to the north with access via the A249.

The building is also within walking distance of the Chequers Mall Shopping Centre and all other town centre facilities.

## DESCRIPTION

Brecon House is a terraced office building constructed in the early 1980's over 4 floors with brick elevations under a mansard style flat roof.

The accommodation has been fully refurbished and has the following specification:-

- Gas fired heating to radiators
- Suspended ceilings
- Carpeting
- Male & female WCs
- 6 person passenger lift
- On site car parking

## ACCOMMODATION

The approximate net lettable areas are as follows:-

3<sup>rd</sup> Floor                      2,149 sq. ft.                      (199.64 m<sup>2</sup>)

## TERMS

A new internal repairing and insuring lease for a term to be agreed.

## LOCATION PLAN



## RENT

£10.00 per sq. ft. exclusive.

## SERVICE CHARGE

A service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the building.

## BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is £17,500.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The property has been rated Band D (95). An Energy Performance Certificate is available upon request.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

## WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000

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

### IMPORTANT NOTICE:

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