



SECOND FLOOR, 90-92 KING STREET, MAIDSTONE, KENT ME14 1BH

**** AVAILABLE 1ST NOVEMBER 2020 ****



**REFURBISHED TOWN CENTRE
OFFICE SUITE
690 SQ. FT. (64.07 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

The property is located close to Maidstone town centre. Maidstone is the County town of Kent and has a population of approximately 115,000. The town is well served by road with immediate access to the M20, J6 & 7 directly to the north of the town and high speed rail services are available from Maidstone West station.

DESCRIPTION

The premises comprise an office building of brick elevations. Salient features are as follows:-

- Refurbished office suite
- LG7 lighting
- Open plan office accommodation
- Raised floors with floor boxes
- WCs on each floor
- Modern fitted kitchenette
- Refurbished common parts of the building
- Town centre location

ACCOMMODATION

The property has been measured in accordance with IPMS3 as follows:-

Floor	Area Sq M	Area Sq Ft
Second	64.07	690

RENT

£11,000 per annum exclusive

VAT

The property is elected for VAT and this will be payable on rent and all other costs.

LEASE

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

LOCATION PLAN



SERVICE CHARGE

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

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Office & Premises Rateable Value £4,400

Interested parties are advised to contact Maidstone Borough Council on 01622 602230 in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The second floor has been rated Band D (84). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000/07764 476915

richardturnill@watsonday.com

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



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