



**1ST & 2ND FLOOR OFFICES TO LET
(EITHER INDIVIDUALLY OR AS A WHOLE)**

135 - 778 sq ft (12.54 - 72.28 sq m) LEASEHOLD

LAUREL HOUSE, 43 EARL STREET, MAIDSTONE, KENT ME14 1PD

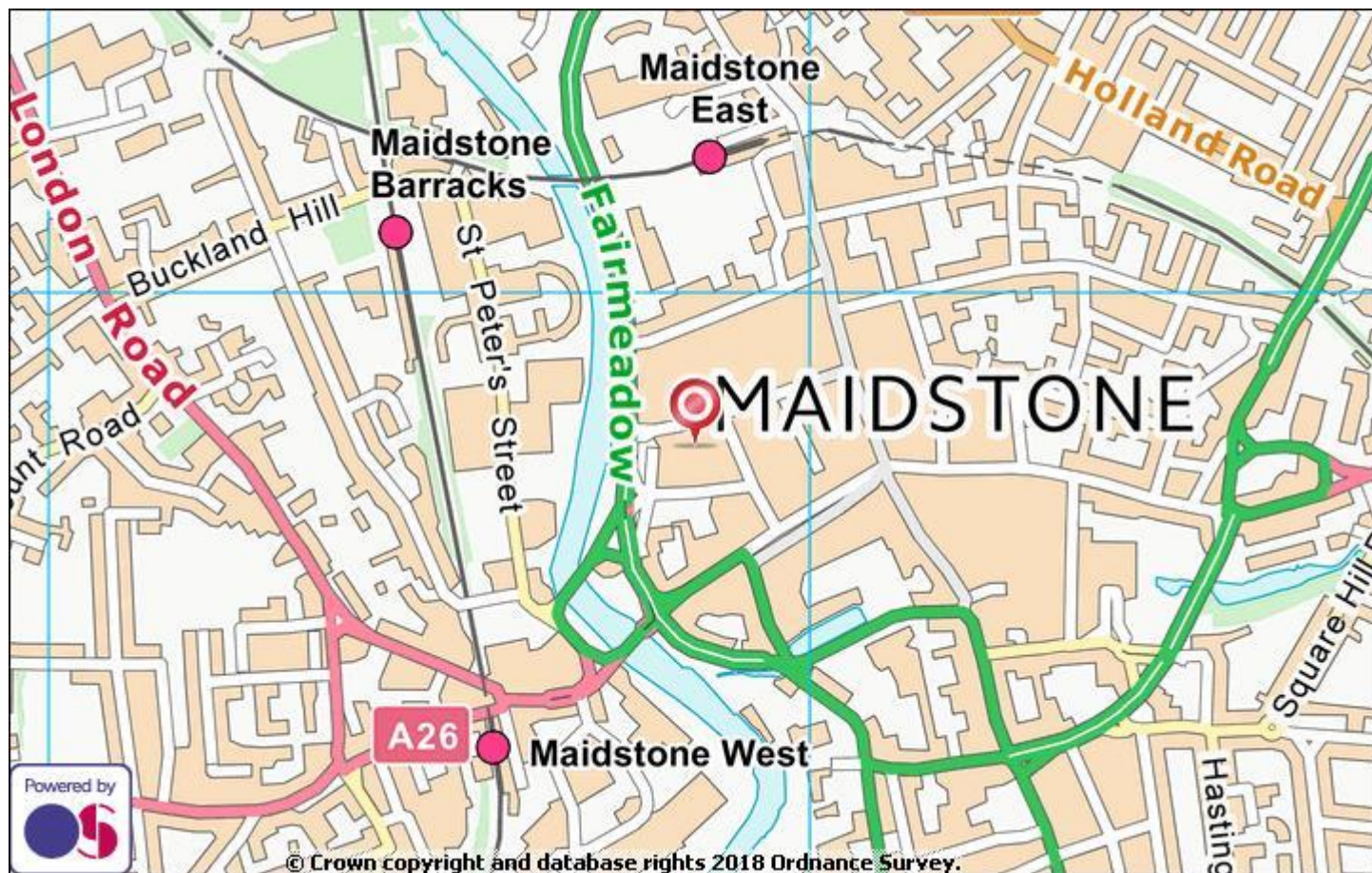
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The premises are situated in Earl Street, Maidstone at the junction with Pudding Lane in a prominent location opposite the Fremlin Walk shopping centre. The property is at the heart of the town centre with its varied retail and restaurant amenities and within walking distance of both Maidstone East and West mainline railway stations with services to London and the coastal ports. The property is also close to a number of large municipal car parks including that of Fremlin Walk.



DESCRIPTION:

The offices are within our client's premises and currently surplus to requirement and provide visual rooms on both first and second floors. WC and kitchen facilities are shared and a meeting room is also available for occasional hire as required. Individual rooms can be let or multiples thereof. Normal operating hours are between 8.30am and 5.30pm, Monday to Friday.

ACCOMMODATION:

Shared front door access.

Stairs to first floor

Office 1: approx. 135 sq ft

Office 2: approx. 175 sq ft

Second Floor

Office 3: approx. 194 sq ft

Office 4: approx. 137 sq ft

Office 5: approx. 137 sq ft

TERMS:

Each room is to let on flexible terms to be agreed.

RENT:

Office 1: £2,700 per annum inclusive
Office 2: £3,500 per annum inclusive
Office 3: £3,880 per annum inclusive
Office 4: £2,740 per annum inclusive
Office 5: £2,740 per annum inclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

To be advised

EPC:

The Energy Performance Asset Rating for this property is Band D (96).

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

Mr Jonathan Creek (Maidstone)
01622 692144
jcreek@harrisons.property

Ref: 19/10/18 / SP / 3033

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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