



OFFICE PREMISES

TO LET



Key Benefits

- Manned reception
- Part comfort cooling
- Central heating
- Raised floor
- Lighting
- 2 passenger lifts
- Secure parking

LANDMARK OFFICE SUITE IN THE HEART OF MAIDSTONE TOWN CENTRE
FLEXIBLE LEASE TERMS

**2ND FLOOR, COLMAN HOUSE, KING STREET,
MAIDSTONE, KENT ME14 1DN**

3,780 sq ft (351.17 sq m)

For further information contact:

Tom Booker
E : tom.booker@altusgroup.com
T : 07584 237141

Stephen Richmond
E : stephen.richmond@altusgroup.com
T : 07771 900682

Joint Agents: Martine Waghorn
Graham Starling
E : gs@martinewaghorn.co.uk
T : 07710 199901

www.altusgroup.com/property



Offices at:

Central London **M25 North/Hertford** **M25 East/Dartford** **M25 South/Reigate** **M25 West/Heathrow** **Midlands/Birmingham** **North West/Manchester**

Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



2ND FLOOR, COLMAN HOUSE, KING STREET, MAIDSTONE, KENT ME14 1DN

LOCATION

Colman House is situated in the heart of Maidstone opposite The Mall. Prime shopping at Fremlin Walk and Week Street as well as restaurants, leisure and public transport facilities are all within a short walk. Maidstone East railway station gives direct access to London and Ashford International. The Colman House private secure car park is easily accessible from J6 and J7 of the M20 which is approximately 1.5 miles to the north.

DESCRIPTION

A landmark building providing offices with an impressive reception and excellent town centre parking. The 2nd floor currently has a permitted D2 use but B1 office use is available subject to planning. Occupiers include Civil Service Insurance Society, Gill Turner Solicitors, Handelsbanken, Lark Insurance, Hays, STA International and Alberti & Santi.

The office entrance is flanked by Caffè Nero and Starbucks.

ACCOMMODATION

The property comprises the following approximate net internal area:-

	FT ²	M ²
Second Floor (whole)	3,780	351.17
TOTAL	3,780	351/17

TERMS

Available on a new internal repainting and insuring lease for a term until 21st December 2021.

RENT

£12.50 per sq ft.

RATES

We understand that the Rateable Value with effect from 1st April 2017 is £14,730. Interested parties are however advised to make their own enquiries with the local Council.

SERVICE CHARGE

Payable for the maintenance of the common parts of the building. Full details available upon request.

VAT

VAT will be charged at the prevailing rate

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – tbc



Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ
Email: space@altusgroup.com Tel: 01322 285588 Website: www.altusgroup.com/property

Chartered Surveyors

MISREPRESENTATION ACT Altus Group (UK) Limited trading as Altus Group for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts; (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy; (3) no employee of Altus Group has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.