



Office

TO LET

Colman House

King Street, Maidstone, Kent ME14 1DN

Landmark office suite in heart of Maidstone town centre

Size 1,390 to 3,780 sq ft (129.14 to 351.17 sq m)

To Be Refurbished

Key Points

- Manned Reception
- Central Heating
- Raised floor
- Lighting
- Window blinds
- 2 passenger lifts
- Secure parking

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, as is Maidstone East railway station giving direct access to London and Ashford International. The Colman House private secure car park is easily accessible from J7 of M20 which is approximately 1.5 miles to the north

Specification

A landmark building providing offices with an impressive reception and excellent town centre parking. Occupiers include Civil Service Insurance Society, Gill Turner Tucker Solicitors, Handelsbanken, Aston Lark, Hays, STA International and Alberti & Santi.

The office entrance is flanked by Caff  Nero and Starbucks.

Accommodation

The available office suites comprise the following net internal area:

Floor	sq ft	sq m	Car Spaces
2nd Floor - Whole	3,780	351.17	10
8th Floor - Part	1,390	129.13	4

Terms

Available on new internal repairing and insuring leases on terms to be agreed.

Rent

Upon application
Rent exclusive of service charge and other outgoings and VAT

Business Rates

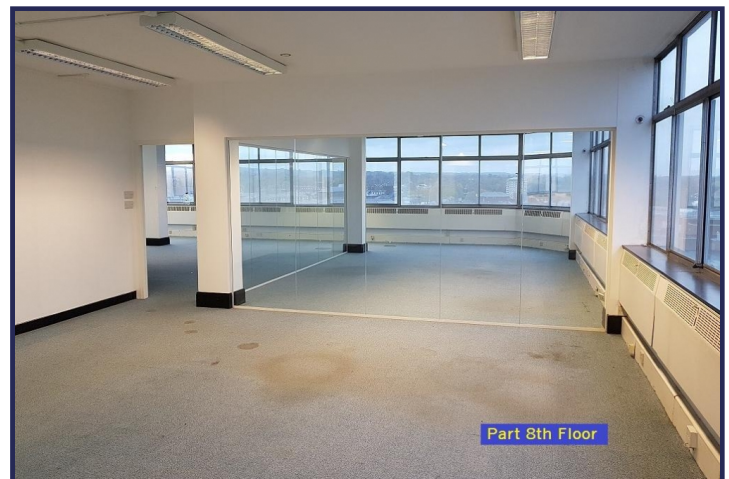
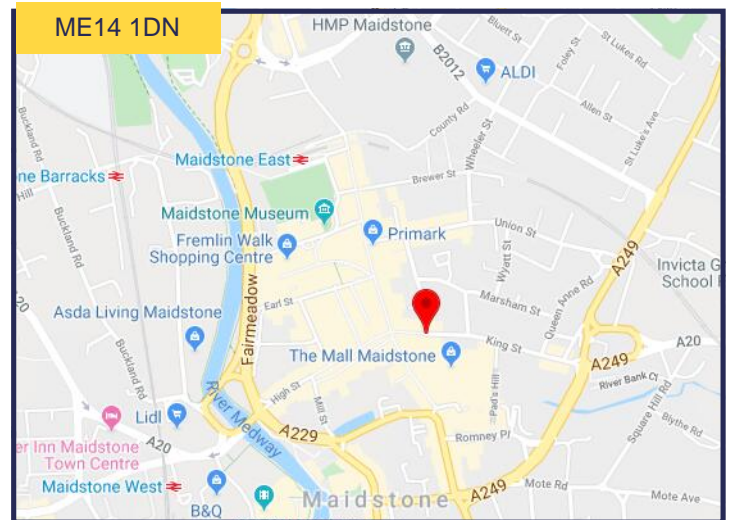
We understand the ratable values are as follows: 2nd Floor - £30,000 (£14,730 payable) Part 8th Floor - £10,750 (£5,278 payable). Tenants are responsible for paying business rates to the local borough council.

Service Charge

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

Legal Costs

Each party to bear its own costs.



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