



**GROUND FLOOR OFFICES FORMING PART OF A MODERN
SELF-CONTAINED OFFICE BUILDING WITH PARKING**

690 Sq Ft

LEASEHOLD

**GROUND FLOOR, 6 KINGS ROW, ARMSTRONG ROAD,
MAIDSTONE ME15 6AQ**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The property is located approximately 1 mile south of Maidstone town centre just off the A229 (Loose Road) in an established business location.

Maidstone benefits from easy access to the M20 motorway network and mainline railway stations with services to the coastal ports and London.

DESCRIPTION:

The property comprises the ground floor of a two storey purpose built office building of brick construction beneath a pitched tiled roof at the end of a terrace of similar units. The ground floor benefits from suspended ceilings, carpeting, central heating, 3 parking spaces, double glazing, kitchen, wc facilities, perimeter trunking and alarm.

Our clients can include office furniture within the letting and the rental will be inclusive of service charge and all utility charges.

ACCOMMODATION:

Ground Floor Offices - 690 sqft including kitchen area and storage/server room.
2 wc's (1 disabled)

TERMS:

The property is To Let on a new fully repairing and insuring Lease with terms to be agreed. Rent inclusive of heating, electricity, service charge and buildings insurance. Tenant to pay their own business rates.

RENT:

£8,500 per annum inclusive.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PLANNING & BUILDING REGULATIONS:

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

BUSINESS RATES:

Applicants are advised to make their own enquiries with regard to the rates payable with Maidstone Borough Council.

EPC

The EPC for this property is available as a separate download from Harrisons website.

VIEWING:

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Ref: 30/04/12/ JPC / 779

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, mis-statement, 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.

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