

11 MILL STREET, MAIDSTONE,  
KENT, ME15 6XW



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



## TO LET – CLASS E BUILDING

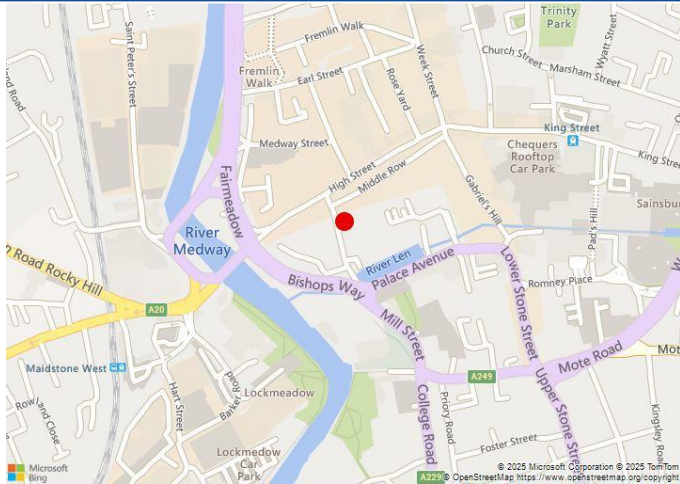
- 1,293 sq ft NIA
- GF retail / office plus upper floors
- £18,000 per annum exclusive
- Class E planning use
- Close to town centre

Maidstone (01622) 673086 • Ashford (01233) 629281 • [sibleypares.co.uk](http://sibleypares.co.uk)

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

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# 11 MILL STREET, MAIDSTONE, KENT, ME15 6XW



## EPC

Awaited

## Rent

£18,000 Per Annum Exclusive

## Terms

To take a new lease by negotiation.

## Legal Costs

Each side to bear its own legal and professional costs

## Location

The subject property is located on Mill Street in Maidstone. Nearby occupiers comprise a variety of independent retailers. It is around 300m from Fremlin Walk, the premier shopping destination within Maidstone.

Maidstone has good communications with access to the motorway network via junctions 5, 6 & 7 of the M20, and also benefits from 2 mainline stations that provide regular services to both London Victoria, and high speed services to London St Pancras International via Strood. The property is close to the central bus stops with a variety of bus routes servicing it.

## Accommodation

The property comprises a mid terraced building open plan ground floor office / retail area and further office accommodation across the first and second floors.

Area	Sq Ft	Sq M
Ground Floor	583	54.19
First Floor	350	32.48
Second Floor	360	33.43
<b>Total NIA</b>	<b>1,293</b>	<b>120.09</b>

## Rateable Value

RV £5,500 @ 49.9p in the £

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Please refer to the Local Authority for further information on rates.

Subject to contract

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Viewing



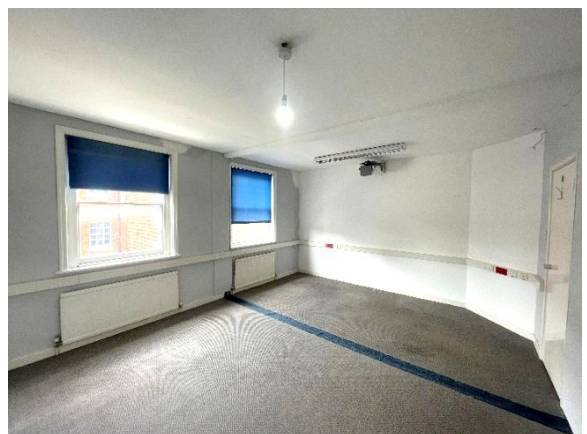
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