



42 KHA

Kings Hill, J4 M20, Kent

A two storey, air conditioned building providing a suite of **6,874 sq ft** (639 sq m)

36 car parking spaces

KINGS HILL



www.kings-hill.com



Description

The building, designed by Richard Partington Architects, is arranged over two floors with two atria.

In the central 'street' and atria, a combination of light ceramic floor tiling, blond timber, white painted walls and glass balustrading produce a calm, yet naturally rich interior.

It is in a prominent location on the main thoroughfare through Kings Hill.

Specification

- > Dual access building with two reception entrances
- > VAV air conditioning
- > Raised access flooring – 175mm clear void
- > Suspended mineral fibre ceiling tiles with LG3 light fittings, 350 – 400 lux
- > 2.8m floor to ceiling height – 1.5m fit out grid
- > Passenger lift
- > Male and female WC's plus disabled and shower facilities

Terms

On application.

Kings Hill Property Management

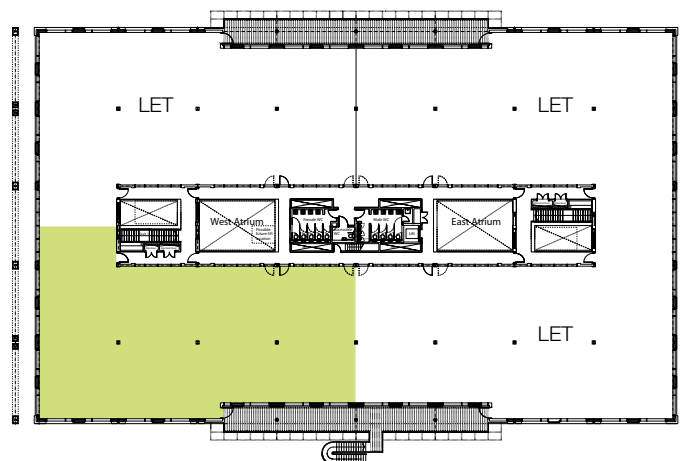
A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

Please visit www.kings-hill.com for more information about the development.

www.kings-hill.com



First Floor Plan (for indicative purposes)



	sq ft	sq m	parking spaces
First Floor Suite	6,874	639	36

42KHA: 42 Kings Hill Avenue, ME19 4AJ

Marketing Office

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MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. Zest www.thinkzest.com 23/09/13

Only 2 miles from Junction 4 / M20

Developed and managed by

LIBERTY
PROPERTY TRUST UK

Energy Performance Certificate

Non-Domestic Building



42 Kings Hill Avenue
Kings Hill
WEST MALLING
ME19 4AJ

Certificate Reference Number:

0760-0032-1399-9325-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **162**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	5957
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	93.71

Benchmarks

Buildings similar to this one could have rating as follows:

45

If newly built

121

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.