

98 Sandling Road, Maidstone, Kent,



**MODERN OFFICES
CLOSE TO
MAIDSTONE TOWN
CENTRE**

TO LET
ON VERY
ECONOMICAL
LEASE TERMS

**3,245 sq ft –
9,760 sq ft**
NET INTERNAL

Location

The property is located in a prominent position adjacent to Maidstone East railway station and within short walking distance of Maidstone town centre.

Sandling Road connects to the A229 immediately to the north which in turn connects to J6 of the M20 motorway one mile to the north.

From here the M25 motorway is approximately 10 miles to the west at either Junction 3 or 5.

Description

The property comprises a modern three storey office building with attractive brick and glazed elevations.

The available accommodation, which is available as a whole or on a floor by floor basis, is centrally heated and has excellent natural lighting.

There are common services which include WC facilities at each level and a passenger lift.

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants
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Registered Number: 2492795



Accommodation

The available accommodation comprises the following, based on net internal measurements:-

Ground Floor	3,270 sq ft	(303.78 sq m)
First Floor	3,245 sq ft	(301.46 sq m)
Second Floor	3,245 sq ft	(301.46 sq m)
TOTAL	9,760 sq ft	(906.70 sq m)

Key Features

- Attractive entrance off Sandling Road.
- Flexible floor plates
- Excellent natural light
- Centrally heated
- Passenger lift
- Parking available

Terms

The accommodation is available to let either as individual floors or as a whole on FRI terms for up to 5 years, subject to a landlord (or mutual) rolling break option terminable from June 2019 upon 6 months prior notice.

The accommodation is available to let at very economical rents – further details on application.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Rates

To be re-assessed.

Service Charge/Other Outgoings

Other charges may be payable to cover a proportion of the cost of any or all of the following items: cleaning, maintaining and upkeeping the exterior and common parts, and generally managing the property. Contact agents for further information.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

To be assessed

Location Plan



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Post Code

ME14 1AA

Viewing

By appointment with:

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