26 Hollingworth Court, Turkey Mill, Ashford Road, Maidstone, ME15 5PP Tel: 01622 235505

Email: agency@caxtons.com



98 Sandling Road, Maidstone, Kent,



MODERN OFFICES CLOSE TO MAIDSTONE TOWN CENTRE

TO LET **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.

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG Registered Number: 2492795



Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that;

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition of that is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

No person in the employment of Caxtons has any authority to make or give representation or warranty whatsoever in relation to this property.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

Where applicable all figures quoted are exclusive of VAT



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.

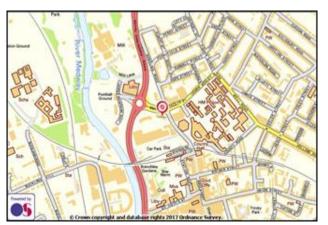
Legal Costs

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

EPC

To be assessed

Location Plan



License No: 100053659 Copyright reserved, provided by Alcium Software Limite

Post Code

ME14 1AA

Viewing

By appointment with:

Vaughan Hughes BSc MRICS

Mobile: 07791 666629

Email: vhughes@caxtons.com



893665 31-Mar-2017