



655 SQ.FT. (60.85 M²)

**SELF CONTAINED OFFICE BUILDING
WITH 4 CAR PARKING SPACES**

TO LET



**SHANDON HOUSE
PADSOLE LANE
MAIDSTONE
KENT ME15 6ED**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.



LOCATION: Shandon House occupies a prominent position at the junction of Romney Place, Mote Road and Wat Tyler Way (A249) It is easily accessible to Junctions 6 & 7 of the M20, is opposite Sainsburys, The Mall Shopping Centre and the Chequers Bus Terminus and within easy walking distance of both Maidstone East and Maidstone West railway stations

DESCRIPTION: A self contained, detached building providing open plan offices arranged over ground and first floors. The premises benefit from gas central heating, male and female WCs, a kitchen and 4 parking spaces.

ACCOMODATION:

Ground Floor		
Office	285 sq ft	26.5 m ²
Male & Female WCs		
First Floor		
Office	350 sq ft	32.5 m ²
Kitchen	20 sq ft	1.8 m ²
Total	655 sq ft	60.8 m ²

RATES: We understand that the premises have a Rateable Value of £8,300. If the premises are an occupier's only business address the rates payable for 2015/16 may be as low as £1,530 per annum. Interested parties should make their own enquiries with Maidstone Borough Council in this respect

TENURE: The premises are available to let on a new FRI lease for a term to be agreed.

RENT: £13,500 per annum exclusive.

EPC: An Energy Performance Certificate is being commissioned.

***FOR VIEWING AND FURTHER INFORMATION
PLEASE CONTACT TIM BISHOP***

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