



**PROMINENT
1,601 sq ft (148.7 m²)
DETACHED OFFICE BUILDING
(with 14 car parking spaces)
TO LET**



**69 COLLEGE ROAD
MAIDSTONE
ME15 6SX
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: Prominently located in College Road approx ½ mile south of The Town Centre

DESCRIPTION: A detached period building that provides attractive office space arranged over ground and first floors together with basement storage.

The offices retain a number of original features including decorative floor tiles, sash windows and two fire places whilst benefiting from gas central heating and excellent on site car parking to the front and rear.

ACCOMMODATION:

Ground Floor

Office 1	162 sq.ft.	(15.01 m ²)
Office 2	174 sq.ft.	(16.16 m ²)
Office 3	167 sq.ft.	(15.52 m ²)
Office 4	143 sq.ft.	(13.24 m ²)
Kitchen	88 sq.ft.	(8.25 m ²)
WC		

First Floor

Office 1	272 sq.ft.	(25.24 m ²)
Office 2	138 sq.ft.	(12.80 m ²)
Office 3	166 sq.ft.	(15.44 m ²)
Office 4	173 sq.ft.	(16.15 m ²)
WC		

Basement

Storage	118 sq.ft.	(10.93 m ²)
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TOTAL 1,601 sq.ft. (148.74 m²)

External

3 parking spaces at the front, 11 to the rear

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- USE:** The property currently has a B1 Office Use. It may however be suitable for other uses, for example as D1 Medical, subject to the necessary consents being obtained.
- RATES:** The premises are assessed as offices and premises with a current rateable value of £17,500.
- TENURE:** The premises are available to let on a new lease on terms to be agreed.
- RENT:** As offices - £22,500 per annum exclusive
For alternative Uses – at a rent to be agreed
- EPC:** The property is assessed in Band E (101). A copy of the Energy Performance Certificate is available upon request.

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

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