



**489-1,085 sq.ft. (45.4-99.7m<sup>2</sup>)**

**SELF CONTAINED OFFICES  
TO LET**



**FIRST & SECOND FLOORS  
13-17 LOWER STONE STREET  
MAIDSTONE  
KENT ME15 6JX**

**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:** Occupying a prominent corner location, the property is situated at the edge of Maidstone Town Centre within a short distance of all the facilities that the County town has to offer. Maidstone East railway station is within 10 minutes walk and the property is very close to the main Mall Shopping Centre car park. The property has good motorway access via Junction 7 of the M20.

**DESCRIPTION:** Self contained offices benefiting from central heating, suspended ceiling with Cat 2 lighting and a security entry system

**ACCOMMODATION:**

**First Floor**

Open plan reception/office area with three individual offices off plus kitchen

585 sq.ft. 54.3m<sup>2</sup>

**Second Floor**

Three individual offices

489 sq.ft. 45.4m<sup>2</sup>

**Total**

**1,074 sq.ft. 99.7m<sup>2</sup>net internal**

**RATES:** Rateable Value £8,700.  
Rates Payable (2016-17) £4,211 per annum.

**TERM:** The premises are available either as a whole or on a floor by floor basis on terms to be agreed.

**RENT:** As a Whole - £ 13,000 per annum exclusive  
First Floor - £ 8,775 per annum exclusive.  
Second Floor - £ 7,335 per annum exclusive.

**EP** The property is assessed in Band D (95). A copy of the Energy Performance Certificate is available upon request.

**For Viewing and further information contact Tim Bishop**

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