



**1,978 SQ.FT. (183.8 M<sup>2</sup>)**

**THIRD FLOOR OFFICES  
WITH 3 CAR PARKING SPACES**

**Rent Only £8 psf**

**TO LET**



**GHL HOUSE  
12-14 ALBION PLACE  
MAIDSTONE  
KENT ME14 5DZ**

**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:**

Maidstone, the county town of Kent, is located approximately 37 miles south east of London and 35 miles north west of the port of Dover and the Channel Tunnel Rail Link. The M20 motorway runs immediately to the north of the town, providing access to the M2, the M25 and national motorway networks.

GHL House is situated in an established office location, within walking distance of the town centre shops and Maidstone East railway station. It has direct access to Junction 7 of the M20 motorway, within approximately 1 mile.

**DESCRIPTION:**

GHL House is a modern, purpose built office, arranged over four floors. The available third floor accommodation is being refurbished to include:-

- Mainly open plan space with some partitioned rooms
- Gas fired central heating
- Suspended ceilings with LED lighting
- Kitchen
- Shared WCs
- Laminate floors
- 3 car parking spaces



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**ACCOMMODATION:**

1,978 sq.ft. (183.8 m<sup>2</sup>) net internal

**RATES:**

We understand from the Valuation Office web site that the property has a rateable value of £12,000. If the property is an occupier's only business premises this means that no business rates should be payable. Interested parties should seek confirmation of this from the rating authority.

**TERM:**

The accommodation is available on a new lease, on flexible terms to be agreed.

**RENT:**

£15,825 per annum (only £8 psf.) In addition to the rent the tenant will be responsible for contributing a fixed sum of £4,945 per annum towards the landlords costs of insuring the building, providing electricity and maintaining the common parts. VAT is not currently charged. The tenant will be responsible for paying any business rates due.

**FOR FURTHER INFORMATION CONTACT TIM BISHOP**

**01732 897997**

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