



TWO SMALL OFFICE SUITES

389 sq ft. & 443 sq ft. (36.1 m² & 41.1 m²)

TO LET

ON A FLEXIBLE INCLUSIVE LEASES



**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 suites are on the second floor and include:-

- Gas fired central heating
- Suspended ceilings with Cat 2 lighting
- Lift
- Shared Kitchen, WC and Breakout Area

ACCOMMODATION: RENT

<u>Room No.</u>	<u>Rent*</u>
Room 4 389 sq ft. (36.1 m ²)	£650 pcm
Room 7 443 sq ft. (41.1 m ²)	£750 pcm

* The rent is inclusive of all service charges except telephones/IT, which will be the tenant's responsibility to install, and business rates (see below)

RATES: Although the tenant will be responsible for paying any business rates due, in view of the rateable values applied to each room, as long as the premises are the tenant's only business premises, they should be exempt from paying business rates. Applicants must satisfy themselves in this respect by contacting Maidstone Borough Council.

TERM: The accommodation is available on new flexible 12 month leases or for a longer period as agreed between the parties

FOR FURTHER INFORMATION CONTACT TIM BISHOP

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.