



**1,450 -2,025 SQ.FT. (134.7 -188.12 M<sup>2</sup>)**

**AIR CONDITIONED OFFICES  
WITH 8 PARKING SPACES**

**TO LET**



**FIRST FLOOR  
KNIGHTRIDER CHAMBERS  
12 KNIGHTRIDER STREET  
MAIDSTONE  
KENT  
ME15 6LP**

**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:** Knightrider Chambers occupies a prominent position on the Town's one way system easily accessible to Junctions 6 & 7 of the M20 and within easy walking distance of prime shopping area, Maidstone East and Maidstone West railway stations and the Chequers Bus Terminus.

**DESCRIPTION:** Comprising the entire first floor, the accommodation benefits from VRF air conditioning, raised floors, a kitchen and 8 car parking spaces.

**ACCOMODATION:** The floor as a whole comprises 2,025 sq ft. Alternatively, a suite of approx. 1,450 sq ft can be made available.

**RATES:** The premises as a whole have a Rateable Value of £28,250

**TENURE:** The premises are available to let on terms to be agreed.

**RENT:** £19.75 per sq ft exclusive of service charge, business rates and all other outgoings.

**EPC:** The premises are assessed as Band D (85). A copy of the Energy Performance Certificate is available upon request.

***FOR VIEWING AND FURTHER INFORMATION  
PLEASE CONTACT  
TIM BISHOP ON 01732 897997***

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