



265 - 884 (24.6 - 107.6 m²)

**FULLY FITTED OFFICE SUITES
TO LET
IN MAGNIFICENT HISTORIC BUILDING**

Rent Reduced . Rent Reduced. Rent Reduced



**SUITES 13 &14
THE MASTERS HOUSE
COLLEGE ROAD
MAIDSTONE
ME15 6YQ**

- **All-inclusive rent**
- **VOIP phone/broadband**
- **Shower facilities**
- **Office furniture provided**
- **Flexible terms**
- **Manned Reception**
- **Meeting room**
- **Car parking**

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 on the edge of the Town Centre with easy access to The Mall and Fremlin Walk Shopping Centres, the Lockmeadow Leisure Scheme, Maidstone East and Maidstone West Railway Stations and the County and Magistrates Courts.

DESCRIPTION: Individual offices within a magnificent Grade 2* Listed Building forming part of the historic College of All Saints. The building dates from the 14th Century and retains a wealth of original features including ceilings, fire places, doors and windows but has been refurbished to provide a unique office environment with the benefit of gas central heating, male and female shower facilities, a meeting room for up to 16 people available for hire and on site car parking.

ACCOMMODATION:

OFFICE	SIZE	GUIDE NO. OF DESKS	CAR PARKING*	RENT**
F10(A)	127 sq.ft.	1	1	LET
F10(B)	129 sq.ft.	1-2	1	LET
F10	256 sq.ft.	2-3	1	LET
F11	274 sq.ft.	3	1	LET
F13	265 sq.ft.	3	1	£ 660 pcm
F14	619 sq.ft.	8-12	2	£ 1,550 pcm
S21	141 sq.ft.	2	1	LET
S24	542 sq.ft.	8-10	2	LET

*Additional season ticket car parking may be available in the adjacent Long Stay Car Park. Interested parties should contact Maidstone Borough Council for full details

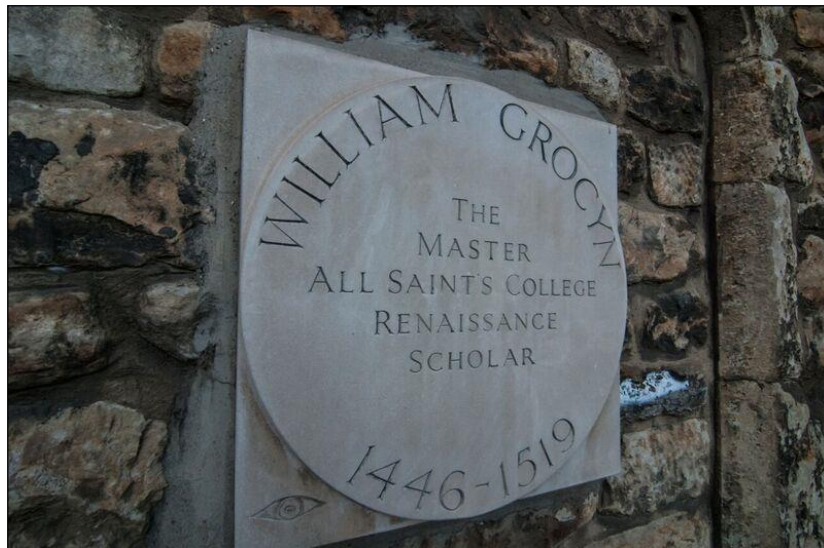
**Monthly rental is inclusive of service charge for common parts and exterior of the building, shared use of kitchen, toilet and shower facilities, building insurance, electricity, gas, water, broadband and VOIP telephone system. All rents are subject to VAT.

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- RATES:** Although the tenant will be responsible for paying any business rates due, in view of the rateable value of each office (details available upon request), 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.
- TERMS:** Flexible terms are available enabling tenants to give one months notice after being in occupation for 5 months.
- EPC:** EPC exempt.

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



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BISHOP WHITEHEAD

CHARTERED SURVEYORS



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