



1,540 – 3,130 SQ.FT. (143 -290.7M²)

AIR CONDITIONED OFFICES

TO LET



**THIRD FLOOR
LYNDEAN HOUSE
30-32 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:

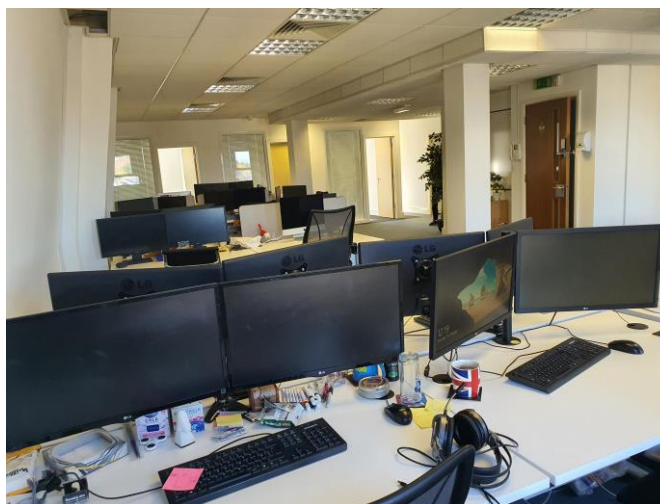
Maidstone, the county town of Kent, is located approximately 37 miles south east of London and 35 miles north west of the port of Dover and the Channel Tunnel Rail Link. The M20 motorway runs immediately to the north of the town, providing access to the M2, the M25 and national motorway networks.

Lyndean 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:

Lyndean House is a modern, purpose built office, arranged over four floors. The available third floor accommodation includes:-

- Air Conditioning
- Lift
- Shared WCs
- Kitchen
- On site car parking spaces
- Low service charge
- Open plan space with individual offices/meeting rooms



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ACCOMMODATION:

Suite 1	1,590 sq.ft. (147.7m ²)
Suite 2	1,540 sq.ft. (143.0m ²)
Total	3,130 sq.ft. (290.7m²) net internal

RATES:

We understand from the Valuation Office web site that, with effect from April 2023, Suites 1 and 2 will have rateable values of £12,500 and £11,250 respectively. The business rates payable will depend upon a tenant's individual circumstances and applicants should contact Maidstone Borough Council in this regard.

TERM:

The accommodation is available either as a whole or as individual suites on a new lease(s) for a term to be agreed.

EPC:

An Energy Performance Certificate is being commissioned

RENT:

£17.50 psf per annum. In addition there is a service charge payable which is currently running at £3 psf.

FOR VIEWINGS AND FURTHER INFORMATION CONTACT TIM BISHOP

01732 897997

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