



**PROMINENT
1,601 sq ft (148.7 m²)
DETACHED OFFICE BUILDING
(Use Class E)
with 10 car parking spaces

TO LET**



**69 COLLEGE ROAD
MAIDSTONE
ME15 6SX**

01732 897997

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LOCATION: Prominently located in College Road approx ½ mile south of The Town Centre

DESCRIPTION: A detached period building that provides attractive office space arranged over ground and first floors together with basement storage. The offices retain a number of original features including decorative floor tiles, sash windows and two fire places whilst benefiting from gas central heating and excellent on site car parking to the front and rear.

ACCOMMODATION:

Ground Floor

Office 1	162 sq.ft.	(15.01 m ²)
Office 2	174 sq.ft.	(16.16 m ²)
Office 3	167 sq.ft.	(15.52 m ²)
Office 4	143 sq.ft.	(13.24 m ²)
Kitchen	88 sq.ft.	(8.25 m ²)
WC		

First Floor

Office 1	272 sq.ft.	(25.24 m ²)
Office 2	138 sq.ft.	(12.80 m ²)
Office 3	166 sq.ft.	(15.44 m ²)
Office 4	173 sq.ft.	(16.15 m ²)
WC		

Basement

Storage	118 sq.ft.	(10.93 m ²)
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TOTAL 1,601 sq.ft. (148.74 m²)

External

Front

3 parking spaces

Rear

11 parking spaces (4 of which are to be retained for the landlord's use)

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- USE:** Use Class E including offices/medical.
- RATES:** The premises are assessed as offices and premises with a current rateable value of £19,750.
- TENURE:** The premises are available to let on a new lease on terms to be agreed.
- RENT:** £29,500 per annum exclusive
- EPC:** The property is assessed in Band E (101). A copy of the Energy Performance Certificate is available upon request.

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

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