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618 SQ.FT. (57.4 M²)

**AIR CONDITIONED OFFICE SUITE
WITH 3 PARKING SPACES**

TO LET



**PART 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 a refurbished suite on the first floor, the accommodation benefits from VRF air conditioning, raised floors, a kitchenette and 3 demised car parking spaces.
- RATES:** The premises have a rateable value of £10,000. Depending on an occupier's circumstances, therefore, there may be no business rates to pay. Applicants should make their own enquiries in this respect with Maidstone Borough Council.
- TENURE:** The premises are available to let on terms to be agreed.
- RENT:** £12,000 per annum exclusive. There is a service charge payable to cover maintenance of the common parts and utilities. Details available upon request.
- EPC:** The premises are assessed as Band B (30). A copy of the Energy Performance Certificate is available upon request.

***FOR VIEWING AND FURTHER INFORMATION, PLEASE
CONTACT***

TIM BISHOP ON 01732 897997/ 07808 328051

01732 897997

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