



**740 sq ft (68.7 m²) Office Suite (Use Class E)
with excellent car parking**

TO LET

In Prominent Detached Building



**FIRST FLOOR, 69 COLLEGE ROAD
MAIDSTONE
ME15 6SX**

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 approx ½ mile south of The Town Centre

DESCRIPTION: The entire first floor within a detached period building providing attractive cellular accommodation ideally suited to a number of uses including offices, medical and training. The rooms retain a number of original features including sash windows and fire places whilst benefiting from gas central heating, a kitchenette and excellent on site car parking to the front and rear.

ACCOMMODATION:

First Floor

Office 5	173 sq.ft.	(16.0 m ²)
Office 6	165 sq.ft.	(15.3 m ²)
Office 7	270 sq.ft.	(25.1 m ²)
Office 8	132 sq.ft.	(12.3 m ²)
WC		

TOTAL **740 sq.ft. (68.7 m²)**

Externally: 7 designated parking spaces



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- USE:** Use Class E including offices/medical.
- RATES:** The premises and parking have separate assessments having a total rateable value of £12,450. If these are the tenants only business premises it is likely there will be no business rates to pay. Applicants should contact Maidstone Borough Council to confirm.
- TENURE:** The premises are available to let on a new lease on terms to be agreed.
- RENT:** £16,000 per annum. In addition the tenant will contribute towards the cost of the landlord providing utilities and maintaining the common parts (details upon application)
- 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 ON 07808 328051**

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