



Property Details



TERSONS *the voice of experience*

Rent Per Annum

£28,494



Maybrook House Queens Gardens, Dover CT17 9AH

FANTASTIC OPPORTUNITY TO TAKE A NEW LEASE OUT ON THE ENTIRE THIRD FLOOR OF THIS PURPOSE BUILT OFFICE BLOCK. Set in the heart of the town there are excellent transport routes via the A2/M2 and the A20/M20. Within a short walk is the train station at Priory where you can catch the fast train into St Pancras in around an hour and five minutes.

The building has a secure communal entrance and two passenger lifts.

- **FANTASTIC OFFICE SPACE IN THE HEART OF THE TOWN**
- **CLOSE TO EXCELLENT ROAD & RAIL LINKS**
- **NEW LEASE AVAILABLE**
- **TWO PASSENGER LIFTS**
- **ENTIRE THIRD FLOORING OFFERING 3166 sqft (294sqm) OF SPACE**
- **ENERGY RATING - D (83)**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



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This letting offers the opportunity of taking a lease on the entire space on the third floor.

From the ground floor, enter the secure communal entrance and take either the stairs of one of the two passenger lifts to the third floor.

OFFICE SPACE

The third floor consists of 3166 sqft of space (294sqm).

Within this space there are two large open plan office spaces, a meeting room, filing room, kitchen/lunch room and two private toilets. The toilets are for the sole use of the tenants on the third floor. There are however further communal toilets located off the stairwell in the communal area.

The offices have double glazed windows.



RENT

Annual rent of £28,494 +VAT. (£9 per square foot).

SERVICE CHARGES

The incoming tenant will be responsible for the payment of a standard service charge, payable at the prevailing rate of £12.60 psf, which for the third floor of this building equates to £39,880.63 +VAT per annum.

Included in the service charges is the gas central heating.

Parking is available at an extra cost.

RATEABLE VALUE

£8,900 (Dover District Council list 2023). Prospective tenants should confirm these details for themselves.

NEW LEASE

A new lease to be agreed, the offices are available from 1st May 2025. Tenants will be responsible for internal repairs and decorations.

ENERGY RATING

EPC Rating Band D (83)

LEGAL COSTS

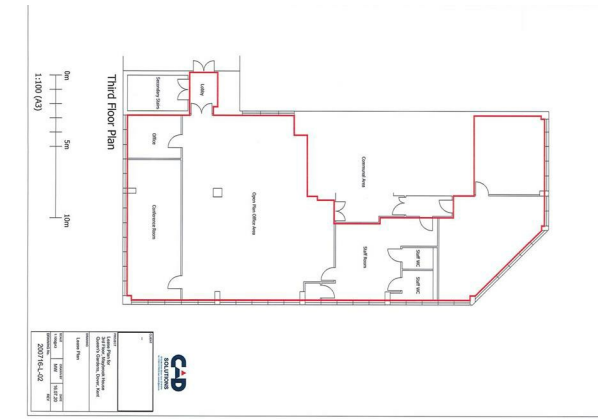
The tenant is to contribute to the landlords legal fees.

VIEWING



By appointment with Tersons, 27-29 Castle Street, Dover. Tel 01304 246 111 (www.tersons.com) or by email at Dover@tersons.com

All prices quoted are exclusive of VAT. 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/purchase should satisfy themselves as to the fitness of such equipment for their requirements.



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