



Typical Interior



Typical service courtyard



2 KHA

2 Kings Hill Avenue

Kings Hill, J4 M20, Kent

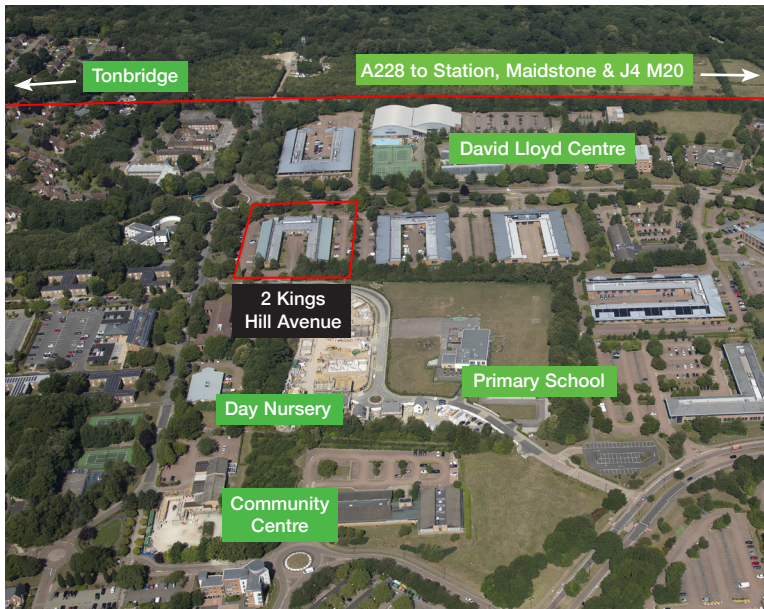
Office flex building providing a suite of  
**2,363 sq ft** (220 sq m) GIA with 11 car parking spaces

KINGS HILL



[www.kings-hill.com](http://www.kings-hill.com)





## Location

Kings Hill is 2 miles from Junction 4 of the M20 which leads to the M26/M25 and from there to Heathrow, Gatwick, Stansted and City airports. Ebbsfleet International is just 25 minutes by road. Free parking, plus car share scheme and shuttle bus link to West Malling for Kings Hill railway station, with services into London, are welcomed by visitors and staff alike.

With c9,000 people living in Kings Hill, business occupiers benefit from a doorstep pool of labour. Employees enjoy the village centre shops, pub, restaurants, day nurseries, golf course, cricket ground, sports park and David Lloyd fitness centre.

## Description

The building provides versatile, low maintenance, cost effective accommodation for a whole range of businesses. It can be configured for research and development, high-tech production, disaster recovery, call centres, office, ancillary storage or any combination of these functions.

The single storey building footprint is designed around a service courtyard, providing self contained space with dedicated entrances and adjacent car parking.

## Landlord's Specification

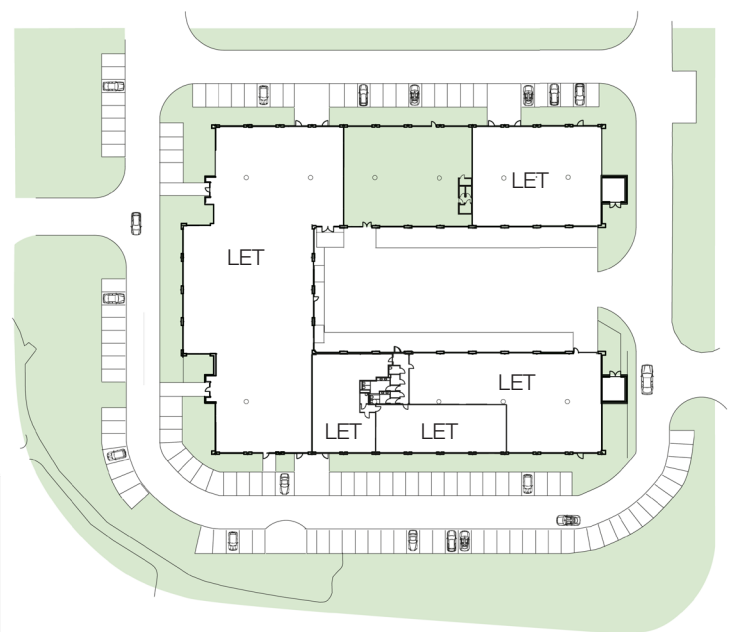
- Gas fired central heating, naturally ventilated.
- Air conditioning tenant option.
- Steel frame construction with eaves height of 3.8m to the courtyard, reducing to 3.2m on the outward elevations.
- Concrete flooring with a ground loading of 15kN/m<sup>2</sup>, finished to receive 180mm.
- Pitched roof to the front elevations and flat roof to the rear, capable of supporting tenants' plant and equipment.
- Conventional WC cores.
- Flexible fit out package to suit occupiers' full range of uses.
- 3 phase electricity supply.
- EPC-C67.

**Terms** - On application.

**Availability** - Now.

## Kings Hill Property Management

A site based team provides planned property maintenance, a rapid response and 24 hour help desk.



Floor Area (gross internal approx)

	sq ft	sq m	parking spaces
Vacant Suite	2,363	220	11

**2KHA:** 2 Kings Hill Avenue, ME19 4AE

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MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. 20/01/21

Developed and managed by



Only 2 miles from Junction 4 / M20