



TO LET

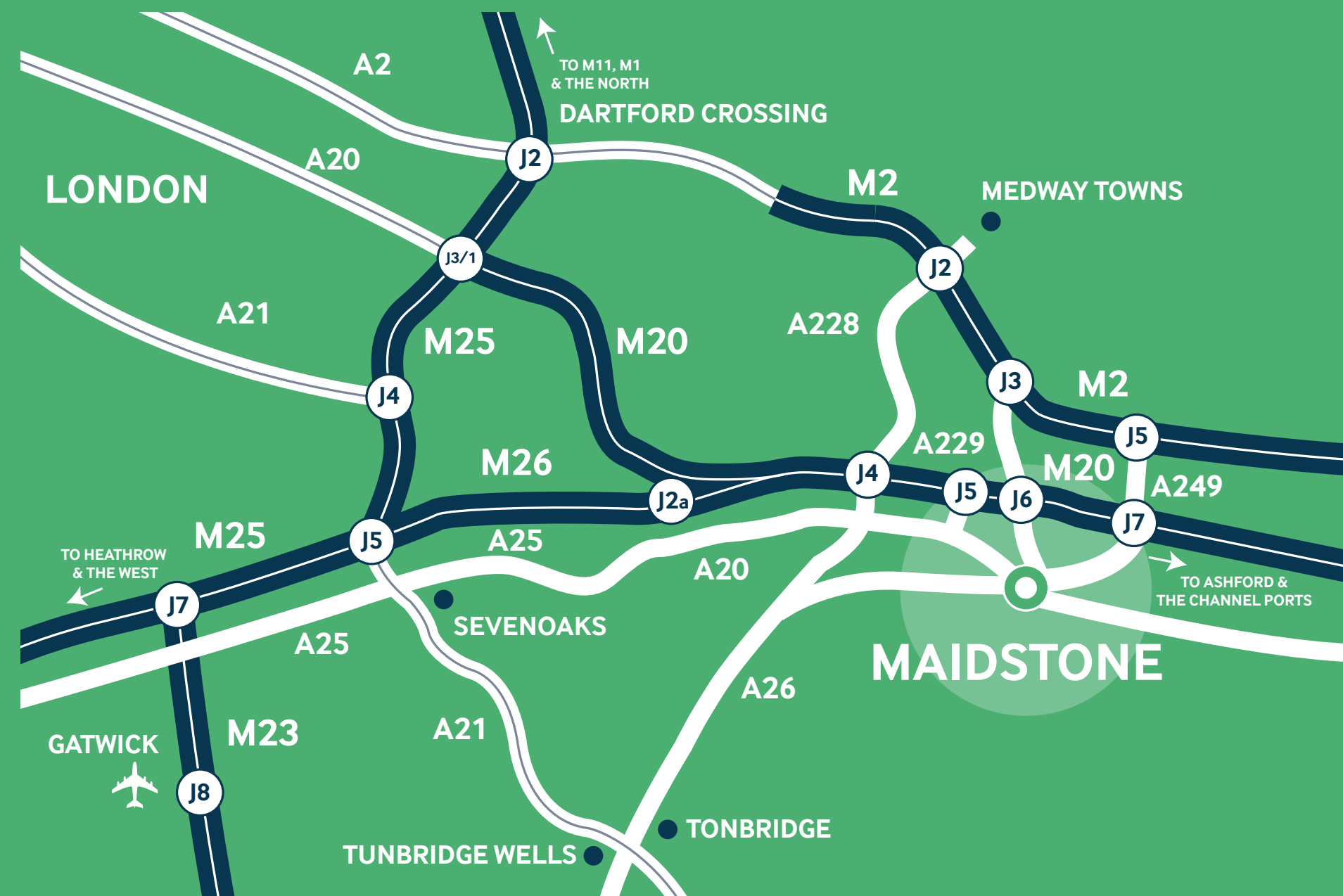
Refurbished
**GRADE A SPECIFICATION
OFFICE SPACE** from
1,647 SQ FT (153m²) up to
9,613 SQ FT (893m²)
with **SECURE CAR PARKING**

PRIORITY

GATE

29 UNION STREET, MAIDSTONE ME14 1PT

LOCATION



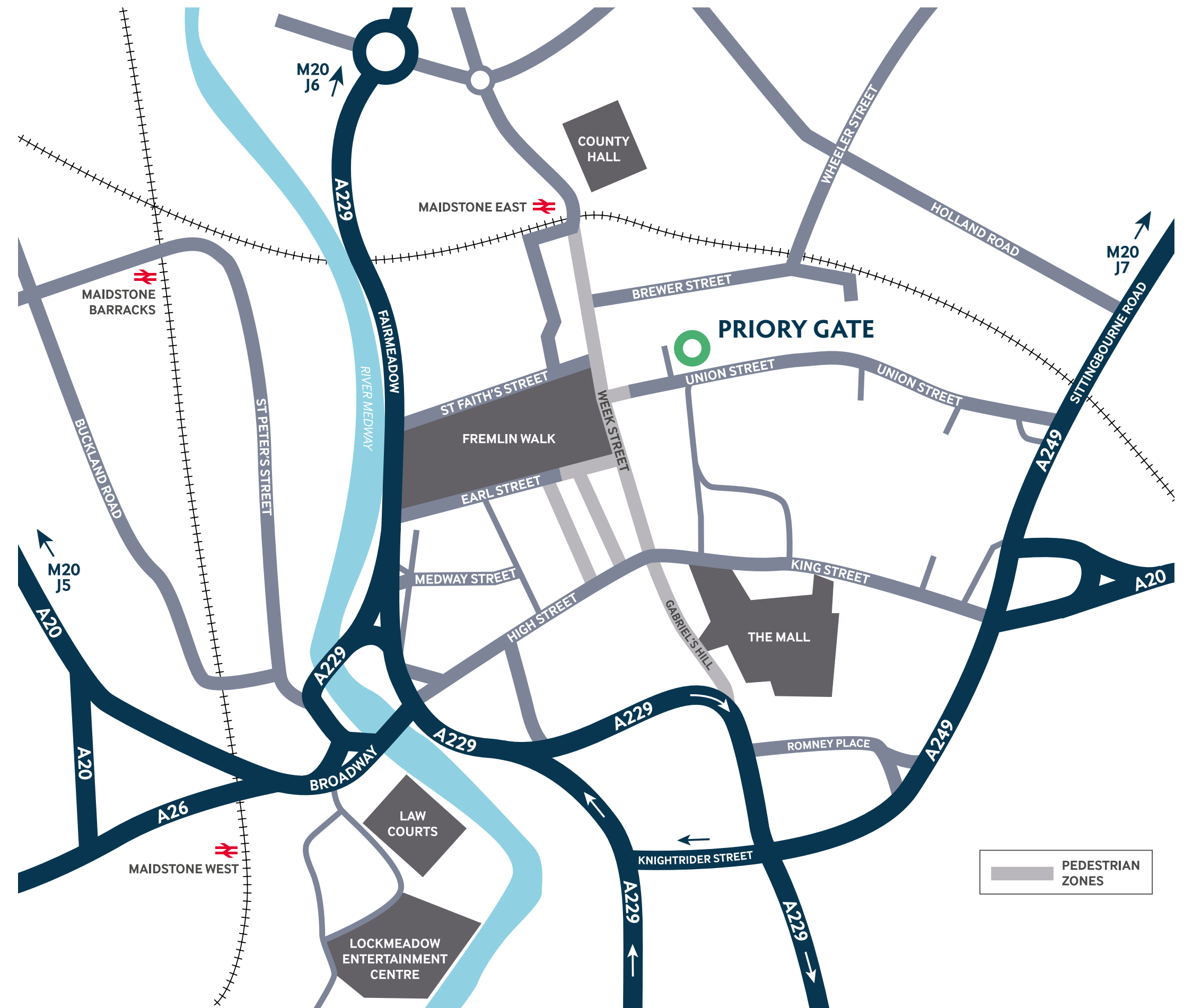
LOCATION

Priory Gate is situated on Union Street in the heart of Maidstone, Kent's County Town and administrative centre. High quality retail, restaurants, leisure and public transport facilities including Maidstone East are within a short walk.

Maidstone, 37 miles south east of Central London and 42 miles north west of Dover, enjoys excellent road and rail connections. Junction 7 of the M20 is approximately 1.5 miles to the north with junction 6 a similar distance, both providing links to the M25, M2, the motorway network, the Channel Ports and London.

Maidstone has direct services to London Victoria, St. Pancras and Ashford International providing links to the continent.

Occupiers in Maidstone comprise a mixture of locally founded businesses and branches, or large national and international companies including NatWest, Golding Homes, Highway Agency and Kent County Council.



PRIORITY

GATE

29 UNION STREET, MAIDSTONE ME14 1PT

DESCRIPTION

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Priory Gate was originally constructed to provide eight separate office units arranged over ground and two upper floors totalling 16,838 sq ft (1,564m²). Offices start at 1,647 sq ft (153m²). The property has been refurbished to a Grade A Specification including:

- Carpeted, partly accessible floor
- Suspended ceilings with recessed LED lighting
- Male, female and disabled WCs
- Kitchenette facilities
- Secure underground car parking

The offices benefit from a secure gated entrance with outside, shared circulation areas.

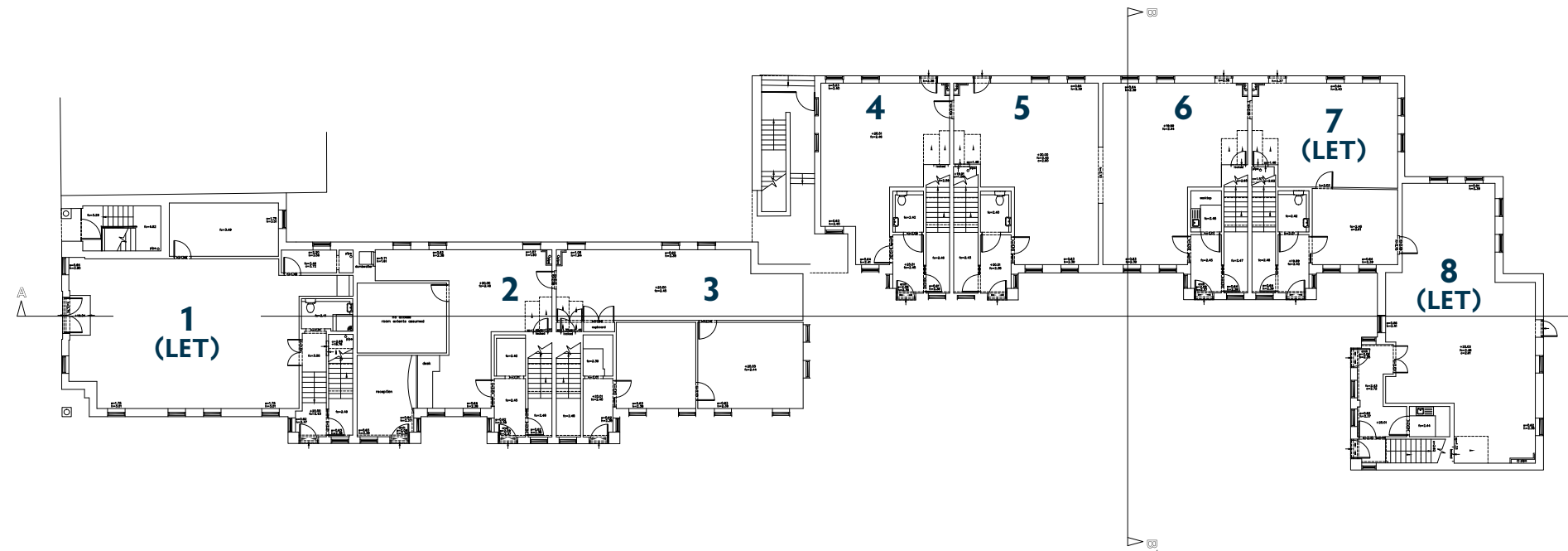
Pedestrian access is from Union Street and vehicular access is via Starnes Court.

The Units are available separately or in combinations.

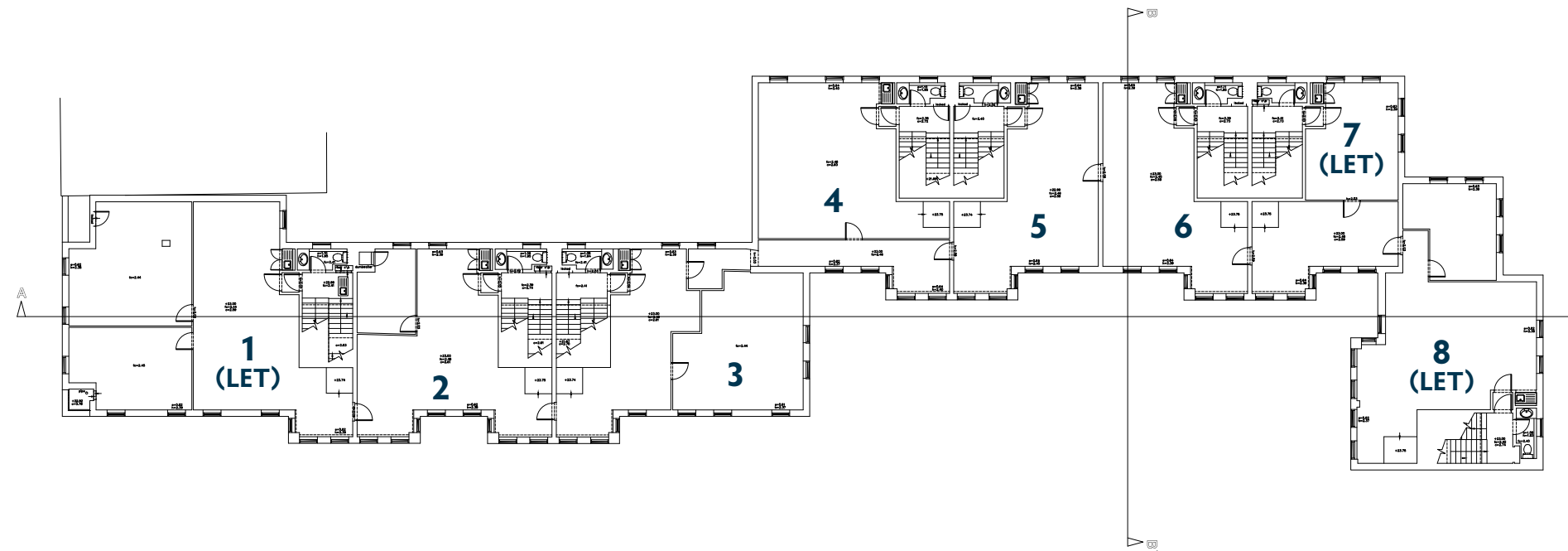




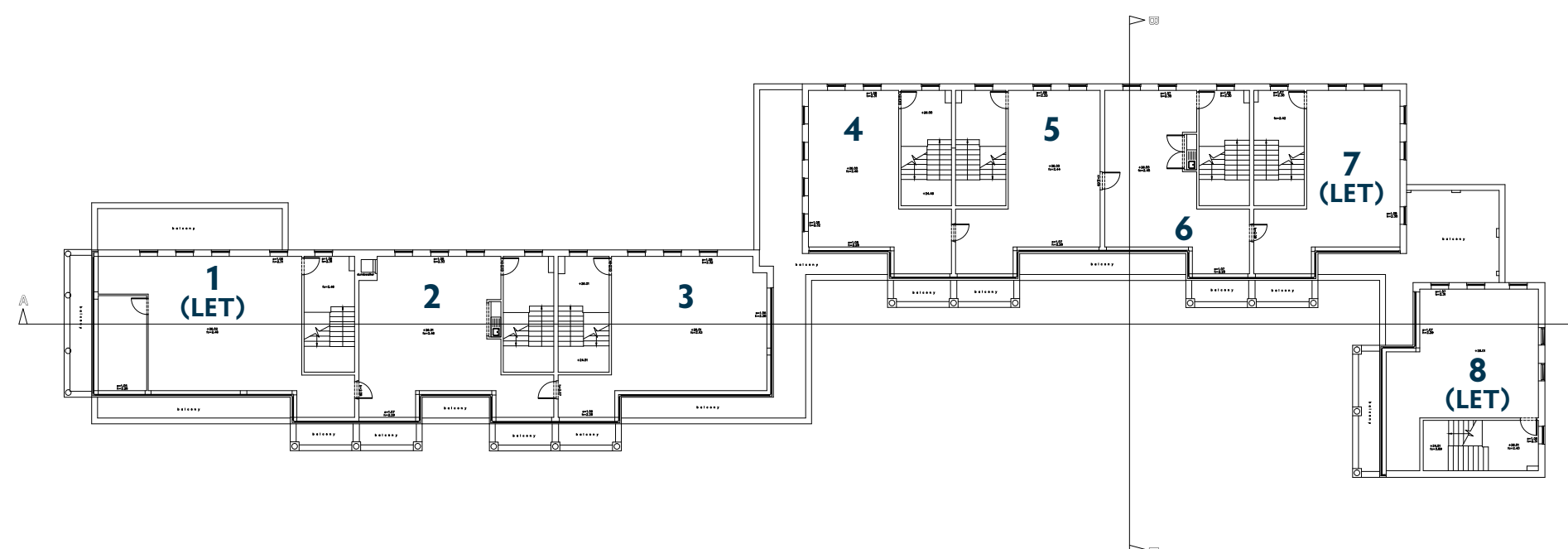
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ACCOMMODATION SCHEDULE

Office	Floor	sq m	sq ft	Rateable value*	Epc rating	Availability
1	Ground	106	1,141	£43,500	Band C (54)	Let
	First	122	1,314			
	Second	76	818			
	Total	304	3,273			
2	Ground	69	743	To be reassessed	Band C (53)	Available Immediately
	First	69	743			
	Second	57	613			
	Total	195	2,099			
3	Ground	84	905	To be reassessed	Band C (51)	Available Immediately
	First	84	904			
	Second	59	635			
	Total	227	2,444			
4	Ground	43	463	To be reassessed	Band C (61)	Available Immediately
	First	76	818			
	Second	46	495			
	Total	165	1,776			
5 & 6	Ground	106	1,142	To be reassessed	Band C (60) Band C (61)	Available Immediately
	First	108	1,162			
	Second	92	990			
	Total	306	3,294			
7	Ground	53	571	£23,750	Band B (47)	Let
	First	54	581			
	Second	46	495			
	Total	153	1,647			
8	Ground	81	872	£32,000	Band B (50)	Let
	First	84	905			
	Second	49	528			
	Total	214	2,305			
Total available		893	9,613			

*Rateable value as of 1st April 2023

TERMS

New FRI leases available for a period to be agreed by negotiation, subject to 5 yearly upward only rent reviews.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

RENT

Rent to be based on £19.00 per sq ft per annum.

RATEABLE VALUE

Unit 1 - £43,500 Unit 7 - £23,750
Units 2 -6 – To be re-assessed Unit 8 - £32,000

Figures shown are the rateable values, not the amount payable.

EPC

The units have the following ratings:

Unit 1 – Band C (54) Unit 5 – Band C (60)
Unit 2 – Band C (53) Unit 6 – Band C (61)
Unit 3 – Band C (51) Unit 7 – Band B (50)
Unit 4 – Band C (61) Unit 8 – Band B (47)

EPC certificates are available on request.

VIEWING

Strictly by appointment.



Contact Phil Hubbard

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Watson Day and Sibley Pares Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1 All rents, prices or other charges given are exclusive of VAT;
- 2 Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3 These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4 No person in the employment of Watson Day and Sibley Pares Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

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