

**FIRST FLOOR OFFICES AT UNIT 1
VIEWPOINT, BOXLEY ROAD, PENENDEN
HEATH, MAIDSTONE, KENT, ME14 2DZ**



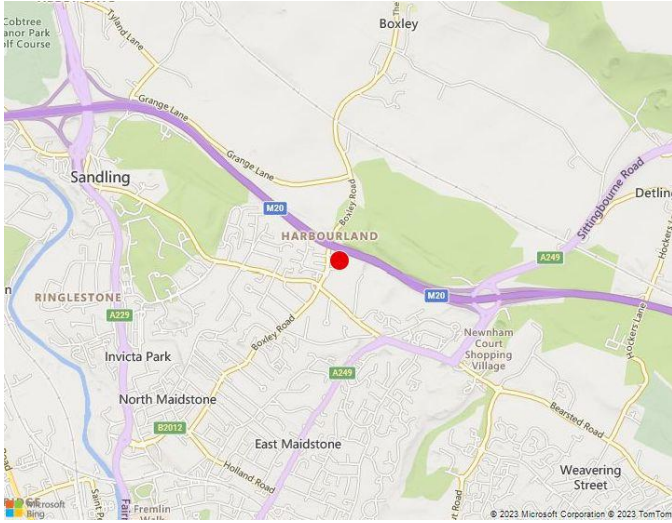
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Open Plan Offices
- Comfort Cooling
- 8 Car Parking Spaces
- CAT II Lighting
- £22,000 Per Annum
- Network Points

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Rateable Value

RV £21,000 @ 49.9p in the £

Rates payable £10,479 for the year 2023/24

Rent

£22,000 per annum

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Service Charge

Service charge to cover the upkeep and maintenance of the common estate and maintenance of the building.

Legal Costs

Each side to bear their own legal costs

VAT

All figures are subject to VAT which will be charged at the prevailing rate

Viewing

Strictly by prior appointment through the agents:



Phil Hubbard

phil.hubbard@sibleypares.co.uk



Matthew Sadler

matt.sadler@sibleypares.co.uk

Location

Just off the M20 motorway from either Junctions 6 or 7 these modern units occupy a prominent frontage to the Boxley Road being also visible from the M20 Motorway. The property is within walking distance of the neighbourhood shopping parade at Penenden Heath but also within 1.5 miles of Maidstone Town Centre.

what3words location <https://w3w.co/span.gravel.stole>

Description

Self-Contained First Floor Mezzanine Offices with Car Parking situated on the Viewpoint Industrial Estate on Junction 7 of the M20 motorway.

Accommodation

The property is accessed via a shared ground floor lobby area with stairwell leading up to the first floor. The offices are configured as a mixture of open plan and cellular partitioned offices providing excellent flexibility with separate kitchenette and wc's. The offices, measured on a GIA basis is comprised as follows:

Area	Sq Ft	Sq M
First Floor Offices	2,227	206.89

8 Car Parking Spaces

EPC

Awaited

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
sibleypares.co.uk

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.