

# Unit 1 Guinevere Point

Waterhouse Avenue, Maidstone, Kent, ME14 2FJ



SPRINGFIELD PARK

Welcome to  
SPRINGFIELD  
PARK  
Sales and  
Marketing Suite  
Open Daily 10am - 5pm



[www.sibleypares.com](http://www.sibleypares.com)

2,023 SQ FT  
COMMERCIAL  
SPACE  
AVAILABLE  
TO PURCHASE  
ENQUIRE  
WITHIN

Retail / Office / Medical FOR SALE

# Unit 1 Guinevere Point

Waterhouse Avenue, Maidstone, Kent, ME14 2FJ

## Key Features

- £525,000 for the Virtual Freehold
- 4 Car Parking Spaces
- Currently Fitted as Sales Office
- Will Suit a Variety of Uses
- Commercial Space within over 500 Apartment Development
- EPC - A

## Description

Former Weston Homes Sales Office - FOR SALE

Ground floor retail unit, currently fitted out as the sales office for Weston Homes but would suit a variety of alternative retail or alternative uses.

Springfield Park is a landmark collection of 502 one, two and three bed apartments overlooking the River Medway in Maidstone and boasting great transport links to London and the Kentish countryside.

Vacant Possession Available January 2024.



# Unit 1 Guinevere Point

Waterhouse Avenue, Maidstone, Kent, ME14 2FJ

## Accommodation

The property is currently being utilised as the new homes sales suite and comprises an open plan space with some return frontage offering a bright and open space. The total floor area measured on a NIA basis is as follows:

Area	Sq Ft	Sq M
Retail / Office / Medical	2,023	187.94
<b>Total</b>	<b>2,023</b>	<b>187.94</b>

There are 4 car parking spaces.

## Rateable Value

RV £26,250 @ 49.9p in the £

Rates payable £13,098.75 for the year 2023/24

## Price

**£525,000 for the Virtual Freehold with Vacant Possession**

## Terms

The property is to be sold by way of a new 999 year Long-Leasehold interest subject to a peppercorn ground rent.

## VAT

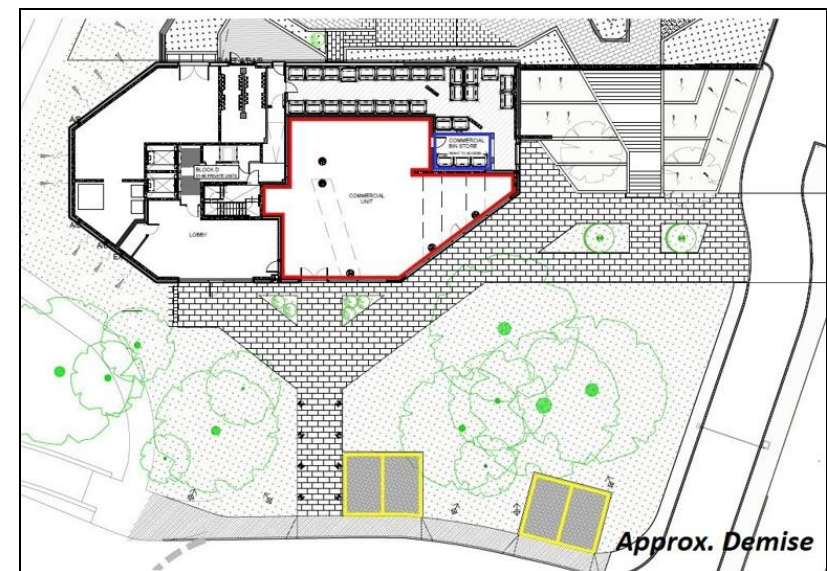
Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## EPC

A - 15

## Legal Costs

Each side to bear its own legal and professional costs



# Unit 1 Guinevere Point

Waterhouse Avenue, Maidstone, Kent, ME14 2FJ

## Location

Springfield Park is located 0.5 miles from Maidstone Town Centre, on the A229, Royal Engineers Way comprising a new development of over 500 new apartments situated on the River Medway. It is situated 1.5 miles from the M20, which leads directly to the M25 London circular and takes only 18 minutes to reach by car. Commuters can be in central London in an hour from Maidstone West train station, just a 6 minute drive from Springfield Park.

Maidstone is in a prime location for travel links, with Gatwick Airport 40.7 miles from your new home. To the Southeast, Ashford Eurotunnel is a short 29 minute drive and Dover Port is only 44 miles away.

what3words location: <https://w3w.co/wisdom.dash.intro>

## For all Viewings and Enquiries contact:



**Phil Hubbard**

[phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk)



**Matthew Sadler**

[matt.sadler@sibleypares.co.uk](mailto:matt.sadler@sibleypares.co.uk)

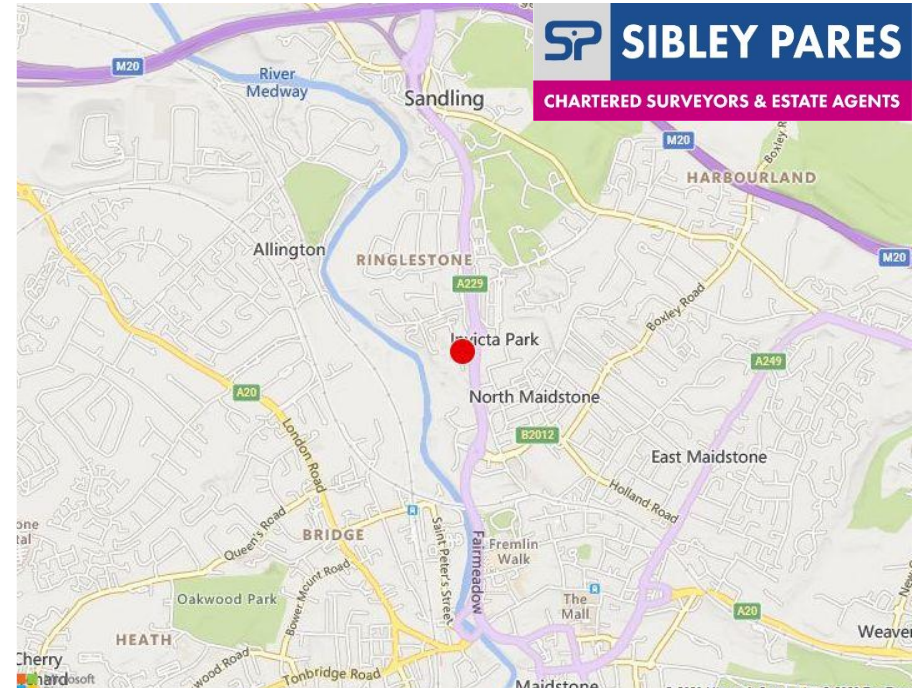


**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**01622 673086**

[sibleypares.co.uk](http://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.