

**HATTON GARDEN OFFICE SUITE, IN
THE BANK, 43 SWAN STREET, WEST
MALLING, KENT, ME19 6HF**

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

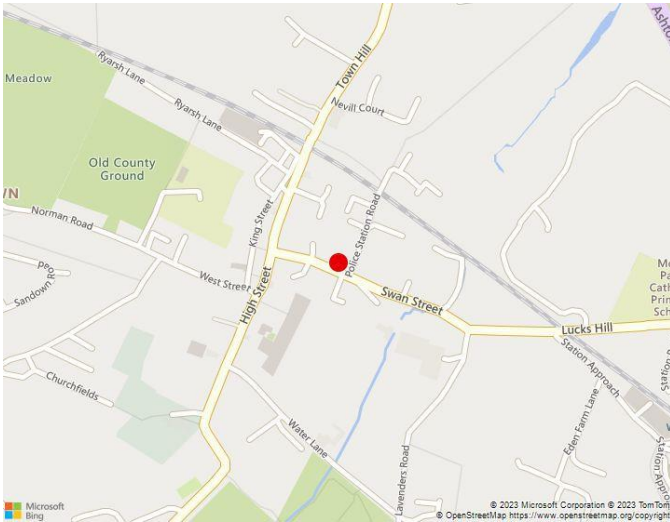


- Newly refurbished self contained serviced office suite within former bank
- £45,000 per annum
- NIA 995 sq ft
- Parking available
- Accessible location with motorway junction and train station nearby

Indicative Specification

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Business Rates

To be included within rent.

Rent

£45,000 per annum

Terms

All inclusive rent, to include electricity, heating and lighting, and water.

Legal Costs

Each side to bear their own legal and professional costs.

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.

Viewing



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Location

West Malling is an affluent market town situated just off J4 of the M20 motorway within 2 miles of Kings Hill and 7 miles of Maidstone.

The property fronts Swan Street, a popular location within West Malling, close to the High Street. It is close to the popular 'Swan' restaurant. Benefitting from frontage to Swan Street and return frontage to Mill Yard, giving pedestrian access to the main car park in the centre of West Malling behind Tesco.

Description

To Let - Newly refurbished first floor serviced office suite in popular town centre location within attractive Grade II listed building.

Accommodation

The property comprises a newly refurbished first floor office suite within an attractive Grade II listed building benefitting from its own kitchen. There are shared WC and shower facilities. There is also a breakout area on the second floor, with further kitchen facilities. There is the ability to hire out further meeting rooms available on site.

Area	Sq M	Sq Ft
Office NIA	92.41	995

EPC

To be assessed

NOTE: Rental, prices or any other charges are inclusive 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.

