

# Mill Court Oast

81 Mill Street, East Malling, West Malling, Kent, ME19 6BU

**SP** SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Offices TO LET / FOR SALE



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## Key Features

- First floor office with 11 parking spaces - TO LET
- Attractive Oast conversion
- Semi-rural but accessible location
- £45,465 per annum
- May consider selling, subject to occupational lease of ground floor
- Picturesque setting on the Mill Pond

## Description

To Let (Might Sell) - Attractive converted Oast building within semi-rural location with generous car parking, but benefitting from excellent connectivity with junction 4 of the M20 within easy reach and East Malling Station within 5 minutes walk which has services to London Victoria in less than 1 hour.

The offices offer two separate self-contained suites. The First Floor is self-contained with a ground floor reception and have a mixture of individual offices within three of the roundels and open plan offices in the main area.

The ground floor offices are currently let on a 6 year lease expiring August 2026 producing income of £32,235 per annum.

The entire property benefits from 19 car parking spaces, 11 of which are allocated to the first floor suite.



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## Accommodation

The property comprises an attached former Oast House configured as offices over two floors. The property has been split and provides two self-contained suites, the ground floor is currently let, the first floor is available. There is a ground floor reception providing access to the stairwell leading upstairs where there are three individual roundel offices and the main open plan office which has access to the kitchenette and wcs. The existing accommodation is comprised as follows, measured on a Net Internal Area Basis:

Area	Sq Ft	Sq M
<b>Ground Floor - LET</b>		
GF Offices	1,495	138.89
GF Kitchen	40	3.72
Car Parking Spaces	8	
<b>First Floor - AVAILABLE</b>		
GF Reception	219	20.35
FF Offices	1,897	176.23
FF Kitchen	49	4.55
Car Parking Spaces	11	
<b>Total</b>	<b>3,715</b>	<b>345.12</b>

Externally there are allocated car parking areas immediately adjacent to the office building.

## EPC

Rating (D) 97

## Rateable Value

The Business Rates are assessed separately as follows:

Ground Floor RV £21,250 @ 49.9p in the £

First Floor RV £26,000 @ 49.9p in the £  
(FF Rates payable £12,974.00 for the year 2023/24)

Car Park RV £1,800 @ 49.9p in the £

## Rent / Price / Terms

**Lease – First Floor Offices – £45,465 Per Annum, Exclusive.**

New Lease available for a term to be agreed by negotiation.

## Sale – Price on Application

Unconditional Offers for the Freehold subject to the occupational tenancy of the ground floor office to HML PM Ltd may be considered. HML PM Ltd currently occupy the ground floor on a 6 year lease expiring 13th August 2026 at a passing rent of £32,235 per annum.

Further details are available upon request.

## VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## Legal Costs

Each side to bear its own legal and professional costs



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## Location

The property is located in the village of East Malling just 1.2 miles East of the popular town of West Malling which offers a variety of local and national retail shops, restaurants and bars. Situated close to the Grade II Listed former Wier Mill it is a quaint setting within the village, the office building is surrounded by residential dwellings within close proximity to the King and Queen pub by East Malling Church. It is well located for transportation connectivity with J4 of the M20 motorway being 2.8 miles away. East Malling train station is 0.4 miles (5 minute walk) from the property offering hourly services to London and West Malling station is only 1.1 miles from the property offering more regular services to London in less than 1 hour.

What3Words Location - <https://w3w.co/mission.goggles.riverbed>

Drive Time	Miles	Mins
Maidstone	7.2	15
West Malling	1.3	4
M25 J1a (Dartford Crossing)	22.0	27

For all Viewings and Enquiries contact:



**Phil Hubbard**

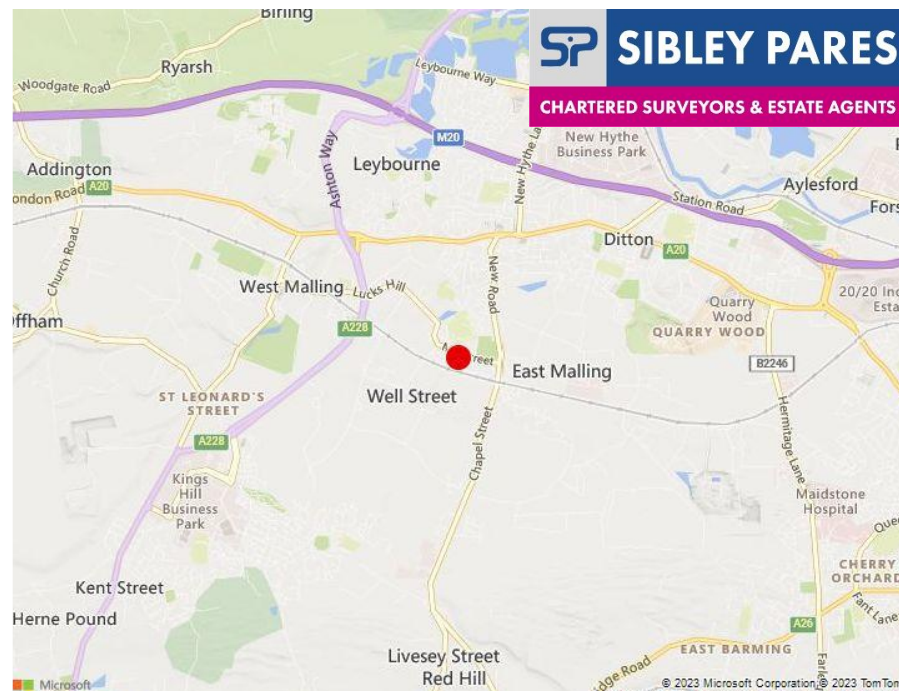
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