

Frederick House

Union Street, Maidstone, Kent, ME14 1RY



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Offices FOR SALE or TO LET

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Key Features

- Self-Contained Office Building
- Potential for Residential Conversion
- Secure Gated Car Park
- Air Conditioning
- Town Centre Location
- Close to Maidstone East Station

Description

FREEHOLD OFFICES FOR SALE OR TO LET - Central Maidstone Freehold office building with secure car parking available.

Frederick House is a semi-detached two storey office building. It has been most recently used as a serviced office centre with the floors being divided up to provide 7 office suites. Most suites have their own kitchenette and there are toilets on each floor.

The property would be suitable for an owner-occupier or investor as it allows plenty of flexibility with the central staircase and entrances on either side of the building.

The property would also be suitable for residential conversion, subject to obtaining the necessary consents from Maidstone Borough Council.



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Accommodation

The premises, we understand, were constructed in the early 1990's on three floors with a central core. The offices have been separated into open plan suites with suspended ceilings, air conditioning, category 2 lighting and gas fired central heating and WC facilities.

The property has been redecorated throughout with separate kitchenettes provided in each suite. There are ladies and gents wc's on each of the first and second floors. There is a secure car park for 10 cars.

The property has been measured on a Net Internal Area Basis (NIA) as follows:

| Area | Sq Ft | Sq M |
|--------------------|--------------|---------------|
| Ground Floor Total | 1,444 | 134.15 |
| Suite 1A | 159 | 14.77 |
| Suite 1B | 283 | 26.25 |
| Suite 2 | 863 | 80.17 |
| Kitchen | 139 | 12.96 |
| First Floor Total | 1,213 | 112.74 |
| Suite 3 | 605 | 56.24 |
| Suite 4 | 608 | 56.50 |
| Second Floor Total | 1,196 | 111.07 |
| Suite 5 | 596 | 55.35 |
| Suite 6 | 600 | 55.72 |
| Total NIA | 3,853 | 357.96 |
| Total GIA | 4,776 | 443.67 |

Rateable Value

The property has been assessed as individual suites as follows:

| | |
|----------------------|----------------------------|
| Suite 1a - RV £2,700 | Suite 1b - RV £4,850 |
| Suite 2 - RV £5,900 | Suite 3 - RV £7,200 |
| Suite 4 - RV £7,200 | Suite 5 - RV £5,400 |
| Suite 6 - RV £5,400 | Combined RV £44,650 |

In addition the car parking spaces have a separate Rateable Value's based on RV £600 per space

The rates payable are charged @ 49.9p in the £

Price / Terms

£775,000 for the Freehold with Vacant Possession

or

£62,000 Per Annum Exclusive

If leased, 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.

VAT

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

EPC

Rating C (64)

Legal Costs

Each side to bear their own legal costs

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Location

Located in the heart of the County Town of Kent, Union Street is just north of the High Street, off Week Street, close to County Hall and Maidstone East Railway station. There is a large public car park immediately adjacent to the site.

Maidstone is situated in the centre of Kent Having a population of approximately 75,000. It is 36 miles south east of London and close to the M20 with access to the Channel Tunnel, ports and the international rail stations at Ashford and Ebbsfleet.

What3Words Location:- <https://w3w.co/brand.poem.drum>

| Drive Time | Miles | Mins |
|-----------------------------|-------|------|
| J1a M25 (Dartford Crossing) | 22.0 | 26 |
| Canterbury | 27.0 | 32 |
| Tunbridge Wells | 18.0 | 32 |

For all Viewings and Enquiries contact:



Phil Hubbard
phil.hubbard@sibleypares.co.uk



Matthew Sadler
matt.sadler@sibleypares.co.uk

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

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