

# Vaughan Chambers (Ground Floor)

4 Tonbridge Road, Maidstone, Kent, ME16 8RP



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



**Offices**

**TO LET**

**2,151 Sq Ft (199.83 Sq M)**

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## Key Features

- Raised Access Floors
- LED Lighting
- Comfort Cooling & Heating
- Passenger Lift
- 7 Car Parking Spaces
- Kitchen

## Description

GROUND FLOOR, PRIMARILY OPEN PLAN OFFICE - TO LET - WITH CAR PARKING

Vaughan Chambers is prominently located on the A26 Tonbridge Road on the western edge of Maidstone town centre opposite Maidstone West railway station and within walking distance of local amenities including Fremlin Walk.

The property comprises a 4 storey modern office building with undercroft car parking constructed in the 1990's and let floor by floor. The offices currently available are situated on the ground floor which can be accessed directly from Tonbridge Road or to the rear via the car park London Road. The offices themselves are primarily open plan but with a series of individual offices

Externally there is a car park to the rear of the building, with some spaces in the undercroft and some external.



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## Accommodation

The offices themselves are primarily open plan but with a series of individual offices, meeting room and server room around the perimeter. In addition there is a kitchen within the suite. Ladies and Gents wcs are shared and located off the lobby. The offices have recently been redecorated and benefit from comfort cooling and heating, suspended ceiling with LED lighting, raised floors.

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

Area	Sq Ft	Sq M
Ground Floor Offices	2,151	199.83

Externally there is a car park to the rear of the building, with some spaces in the undercroft and some external. The ground floor suite has 7 private parking spaces. The car park is accessed via the A20 (London Road / Rocky Hill).

## Rent

£36,500 Per Annum Exclusive

## Rateable Value

RV 39,500 @ 49.9p in the £

Rates payable £19,710.50 for the year 2024/25

## EPC

Rating (C) 66

## 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

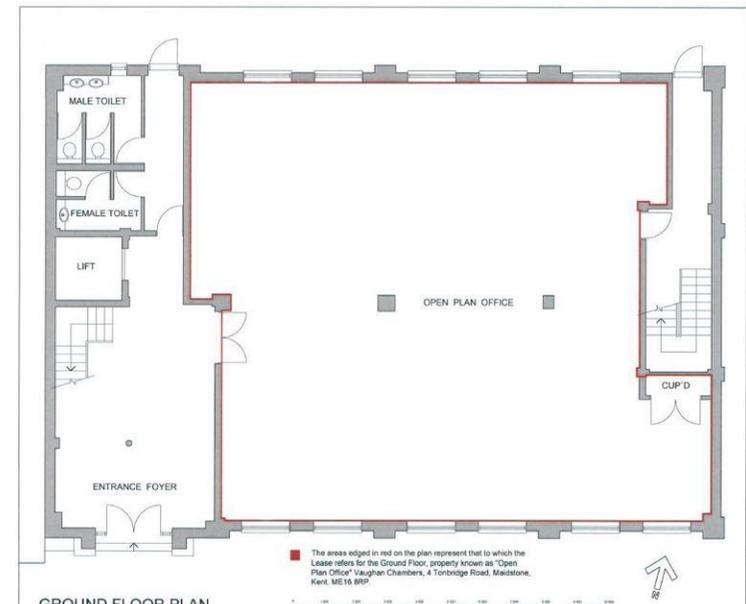
There is a service charge to be payable for the upkeep and maintenance of the building and common areas. Full details are available on request.

## VAT

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

## Legal Costs

Each to bear their own legal costs



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## Location

Vaughan Chambers is prominently located on the A26 Tonbridge Road on the western edge of Maidstone town centre opposite Maidstone West railway station and within walking distance of local amenities including Fremlin Walk. The M20 is within 2 miles providing good access to the motorway network with London and M25 to the west; Ashford and the Channel Tunnel to the east. Maidstone West station provides regular services to the Medway Towns, Tonbridge and Strood linking to High Speed 1 giving a journey time of 65 minutes to London St Pancras. Alternatively Maidstone East provides services to Ashford International and London Victoria.

What3Words Location: <https://w3w.co/bucket.hobby.digit>

For all Viewings and Enquiries contact:



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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.



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