

**UNIT 1 C MEREWORTH BUSINESS
CENTRE, DANNS LANE,
WATERINGBURY, MAIDSTONE,**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

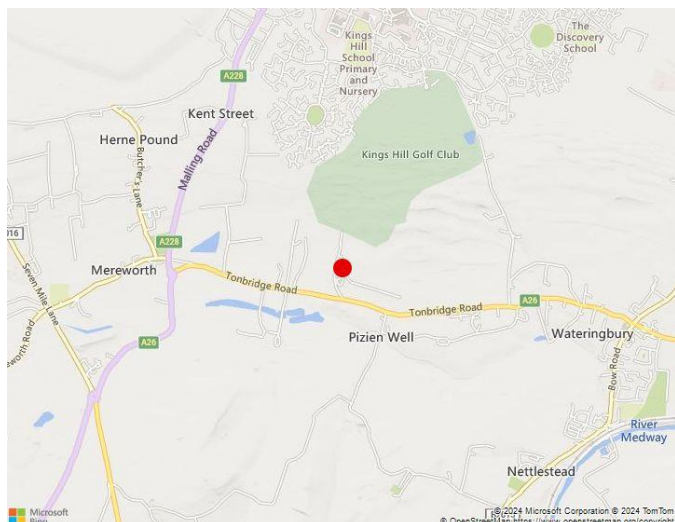


GROUND FLOOR OFFICE TO LET WITH ON SITE PARKING

- Semi-rural yet accessible location
- Ample on site parking
- £13,000 per annum
- Idyllic location

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

UNIT 1 C MEREWORTH BUSINESS CENTRE, DANNS LANE, WATERINGBURY, MAIDSTONE, KENT



Location

Mereworth Business Centre is located just off the A26 between Wateringbury and Mereworth giving good access to Tonbridge and Tunbridge Wells to the south and Maidstone to the East. The estate is 6 miles from J4 of the M20 motorway and West Malling train station (4 miles away) offers travel to London Victoria in 55 minutes.

Description

Ground floor office to let in accessible, yet semi rural location, the property benefits from communal meeting rooms and ample parking.

Accommodation

Area	Sq Ft	Sq M
Office NIA	644	59.83

- Shared ladies and gents wcs
- Carpet tiles
- Electric heaters
- Skirting trunking
- Communal meeting room available

EPC

Rating A+ (-21)

Rateable Value

RV £10,500 @ 49.9p in the £

Rates payable £5,239.50 for the year 2024/2025

(May be applicable for full small business rates relief, applicants are advised to request further details from the local borough council).

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.

Rent/Price

£13,000 per annum

Terms

To take a new lease by negotiation.

Lease to be excluded from the Landlord and Tenants Act 1954

Legal Costs

Each side to bear its own legal and professional costs

VAT

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

Viewing



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