

**THE OLD STABLES, TONBRIDGE
ROAD, MEREWORTH, MAIDSTONE,
KENT, ME18 5LR**



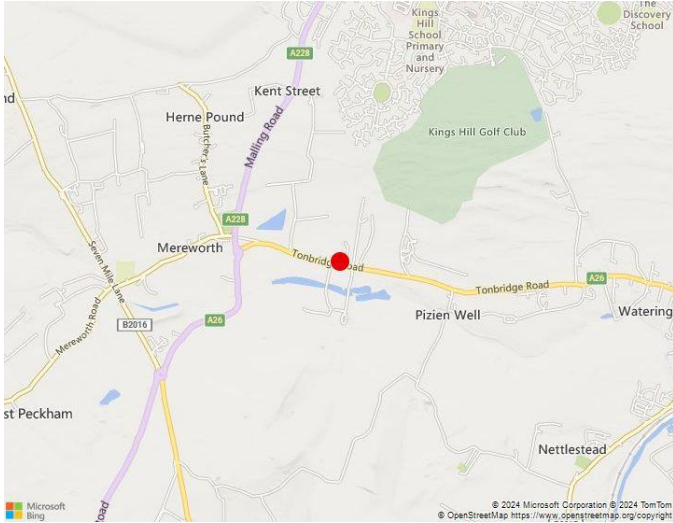
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



OPEN PLAN OFFICES

- Semi-Rural Location
- Within 5 Miles of J4 of M20 and J2a of M26
- Ample Car Parking
- Fibre Broadband Available
- £20,500 Per Annum Exclusive



EPC

Rating D (82)

Rateable Value

RV £21,750 @ 49.9p in the £

Rates payable £10,853.25 for the year 2024/2025

Rent/Price

£20,500 per annum exclusive

Terms

To take a new lease for a term to be agreed by negotiation, subject to upward only rent reviews. Service charge to cover structure of the building and insurance - further details available upon request.

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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Location

The property is located behind Bull Farm House on the Tonbridge Road in Mereworth just 1.7 miles south of Kings Hill and 6 miles west of Maidstone Town Centre. The property is set in a semi-rural location but within 5 miles of Junction 4 of the M20 and Junction 2a of the M26. Wateringbury Station serves London, Charing Cross via Tonbridge in 1 hour, 12 mins. West Malling has direct services to London Victoria in under 1 hour.

Description

High spec open plan offices in semi rural location with excellent transport links

Accommodation

The offices are a former stable block converted to an excellent specification providing 3 main open plan offices with ladies gents and disabled wc and kitchenette.

Area	Sq M	Sq Ft
Office 1	40.74	438
Office 2	20.61	222
Office 3	21.91	236
Kitchenette	3.83	41
Total NIA	87.09	937

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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.