



- Office space to let on flexible terms
- Up to 4,236sqft available
- Located in Dover's historic town centre
- Up to 7 parking spaces to let
- Available immediately on a new lease
- Guide rent: £38,124 per annum (£9/sqft)

Description

An opportunity to rent up to 4,236sqft of class E commercial space in the purpose-built office block, Maybrook House. The first floor of Maybrook House is accessible via a secure communal entrance with two passenger lifts.

The office also benefits from air conditioning, central heating and CCTV. There is an option to let part of the space which may be better suited to the needs of a smaller business.

Location

Maybrook House is situated at the heart of Dover town centre and benefits from close proximity to Dover Priory Station which offers direct, high-speed services into London St Pancras International (1hr 9 mins) and stopping services into London Victoria (2hr 3 mins) and London Charing Cross (1hr 53 mins).

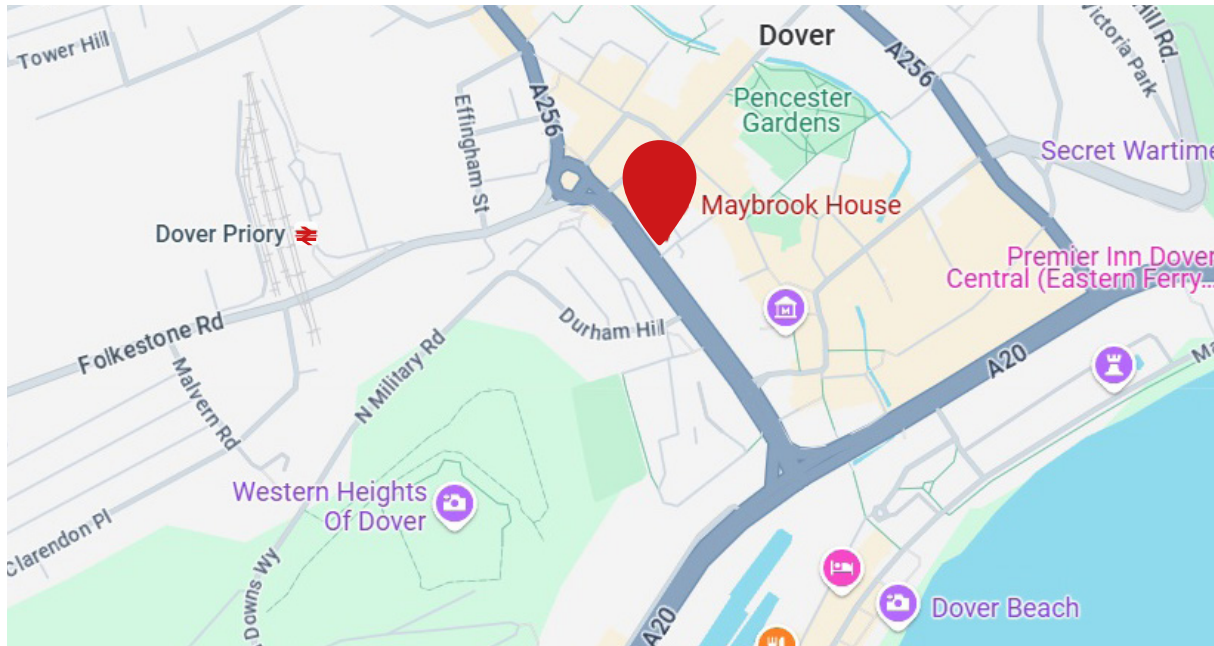
Dover also benefits from strong road links via the A2/M2 and A20/M20 linking Greater London and other parts of Kent. The newly developed St James Retail and Leisure Park which hosts well known retailers including, Nandos, M&S, Burger King, Costa Coffee, Greggs and Anytime Fitness, is only a 6-minute walk away.

**FIRST FLOOR, MAYBROOK HOUSE, QUEENS GARDENS, DOVER, KENT
CT17 9AH**

OFFICE SPACE TO LET ON FLEXIBLE TERMS







Further Information

Terms	Guide rent £38,124 per annum (£9/sqft).
VAT	VAT is applicable on rent and service charge payments.
Service Charge	Service charge is payable at £8/sqft to cover the cost of heating, air-conditioning, lighting, water, cleaning of the common areas, repairs and buildings insurance. Full details are available on application.
Business Rates	Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.
EPC	The Energy Performance Certificate rating is D for the First Floor. Certificate copies are available upon request.
Viewings	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

Contact



Ross Bryant

020 8315 5454

commercial@acorngroup.co.uk



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Bromley Office

9 St Mark's Road
Bromley
Kent
BR2 9HG

T: 020 8315 5454

London Office

120 Bermondsey Street
London
SE1 3TX

T: 020 7089 6555

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