13 STARNES COURT, UNION STREET, MAIDSTONE, KENT, ME14 1EB

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

TO LET - TOWN CENTRE RETAIL/OFFICE PREMISES

- £11,000 Per Annum
- Available from March 2026
- Mixed use development
- Located on the edge of the retail centre
- Suitable for a variety of business uses

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

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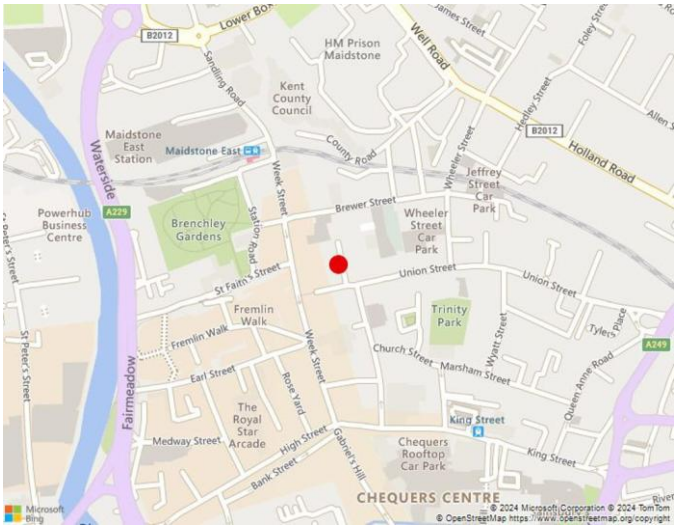

Location

Starnes Court is a mixed development of retail and offices in a courtyard environment just off Union Street within close proximity to the Fremlin Walk retail centre and within walking distance of Maidstone mainline railway station serving London and the coast within an hour.

Description

To Let - Retail/office premises in desirable town centre location with office and kitchen area at first floor level.

Accommodation

The property comprises two floors of office/retail accommodation, kitchen area & WC, benefitting from car parking to the front.

The property has been measured on a net internal basis as follows:

Area	Sq Ft	Sq M
Ground Floor	236	21.95
First Floor	195	18.13
Total NIA	431	40.04

EPC

Rating (C) 63

Rateable Value

RV £8,700 @ 49.9p in the £

Rates payable £4,341.30 for the year 2025/26

(May be applicable for small business rates relief, please contact Maidstone Borough Council for further information)

Rent

£11 ,000 per annum exclusive

Terms

To take new lease for a term to be agreed by negotiation

Service Charge - there is a service charge to cover the upkeep of the common parts

Legal Costs

Each side to bear its own legal and professional costs

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Viewing

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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.