

**GF UNIT 10, THE OLD BREWERY,
MAIDSTONE, KENT, ME16 0DZ**

SIP SIBLEY PARES

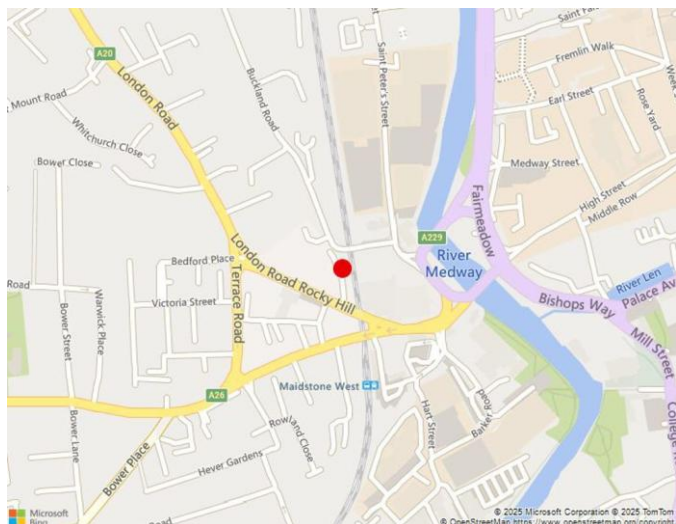
CHARTERED SURVEYORS & ESTATE AGENTS



- Close to Maidstone Town Centre
- Located opposite Maidstone West Train Station
- Popular mixed use development
- 2 car parking spaces
- Ample on-site visitor parking

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Location

The property is located on the A20 London Road/Rocky Hill and Buckland Road giving excellent road frontage and visibility to all traffic heading into Maidstone from the West side of town. The location gives the site has excellent access to Maidstone Town Centre and J6 of the M20 Motorway and wider motorway network. It is also directly opposite Maidstone West Train Station which has direct services to London and Tonbridge.

Description

To Let - Ground floor business unit/office in mixed-use estate in close proximity to Maidstone Town Centre

Accommodation

The premises comprises a ground floor office, with WC & kitchen area, and benefits from 2 car parking spaces. Suitable for a variety of business uses:

Area	Sq Ft	Sq M
Office	341	31.71
Kitchen	53	4.91
Total NIA	393	36.51

EPC

Rating (D) 96

Rateable Value

RV £5,700 @ 49.9p in the £

Rates payable £2,844.30 for the year 2025/26

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent

£10,000 Per Annum Exclusive

Terms

To take a new Lease by negotiation, subject to 3 yearly upward only rent reviews.

Service charge to cover the water rates, security and upkeep and maintenance of the common estate.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves 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.