

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS

1989 • 2024

**FIRST FLOOR, THE GOLDEN BOOT CHAMBERS
33 GABRIEL'S HILL, MAIDSTONE
KENT ME15 6HX**



**OPEN-PLAN, SELF-CONTAINED TOWN CENTRE
AIR CONDITIONED FIRST FLOOR OFFICES**

1,389 SQ. FT. (129.05 M²) NIA

TO LET

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01634 668000
watsonday.com

LOCATION

The property is situated on Gabriels Hill within the centre of Maidstone, an established retail and business district. Maidstone is the County town of Kent and has a population of approximately 115,000. The town is well served by road with immediate access to the M20 Junctions 6 & 7 directly to the north of the town. Mainline rail services are available from Maidstone East and Maidstone West providing services to Central London.

For location click line or copy & paste to your browser

<https://what3words.com/hello.hill.vase>

DESCRIPTION

The property comprises refurbished first floor open plan office accommodation. There is a dedicated ground floor entrance and reception area. The office suite itself provides for carpeted floors, perimeter trunking, plastered painted walls and ceiling with LG7 specification lighting. There is a separate meeting/breakout room along with separate male and female WCs. The accommodation provides the following facilities:-

- Refurbished office suite
- Air conditioning
- Open plan accommodation
- Carpeted floors
- Four WC cubicles
- Attractive, recently refurbished building
- Town centre location
- Flexible lease terms
- Available November 2025

ACCOMMODATION (net internal)

First Floor Offices 1,389 sq. ft. (129.05 m²)

RENTAL

£22,000 per annum exclusive

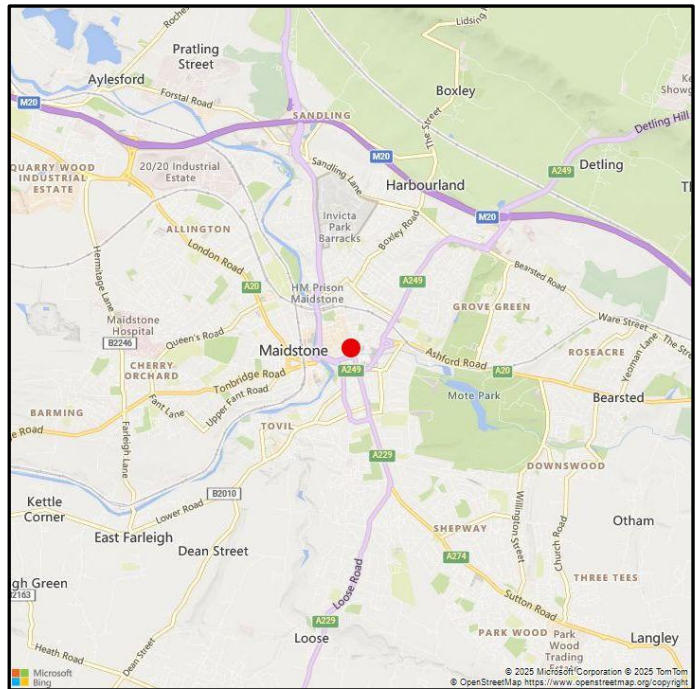
VAT

The property is elected for VAT. VAT will therefore be charged on all sums payable to the landlord.

LEASE TERMS

The property is available to let on a new internal repairing lease for a minimum term of 3 years.

LOCATION PLAN



LEGAL COSTS

Each party to bear their own legal costs in the matter.

BUSINESS RATES

Rateable Value £12,250

Interested parties are advised to contact Maidstone Borough Council on 01622 602230 in regard to exact rates payable.

SERVICE CHARGE

There is a service charge for the upkeep of the building and common parts. Further information upon request.

ENERGY PERFORMANCE CERTIFICATE

Band E (120). Valid until 24/07/2026.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

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IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property

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