

**SECOND FLOOR, BRECON HOUSE
16/16A ALBION PLACE
MAIDSTONE, KENT ME14 5DZ**



**REFURBISHED OFFICE
2,204 SQ. FT. (204.76 M²)
WITH 4 CAR PARKING SPACES**

TO LET

LOCATION

Maidstone, the County Town of Kent, is situated approximately 37 miles south east of London and 27 miles west of Canterbury and is the commercial and administrative centre for Mid Kent. It is served by two mainline railway stations, giving a journey time to London Victoria from Maidstone East of approximately one hour. Maidstone's M20 motorway location provides access to the M2, M26, M25 London orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted Airports. The M20 to Ashford provides a fast link between London, Maidstone and the Channel Tunnel terminal and ports.

Brecon House is located on the eastern side of Albion Place, the A249 Sittingbourne Road. This is an established office location. Junction 7 of the M20 motorway is situated approximately 1 mile to the north with access via the A249.

The building is also within walking distance of the Chequers Mall Shopping Centre and all other town centre facilities.

DESCRIPTION

Brecon House is a terraced office building constructed in the early 1980's over 4 floors with brick elevations under a mansard style flat roof.

The accommodation has the following specification:-

- Gas fired heating to radiators
- Suspended ceilings
- Carpeting
- Refurbished Male & female WCs
- 6 person passenger lift
- On site car parking
- Access to a fibre leased line is available

ACCOMMODATION

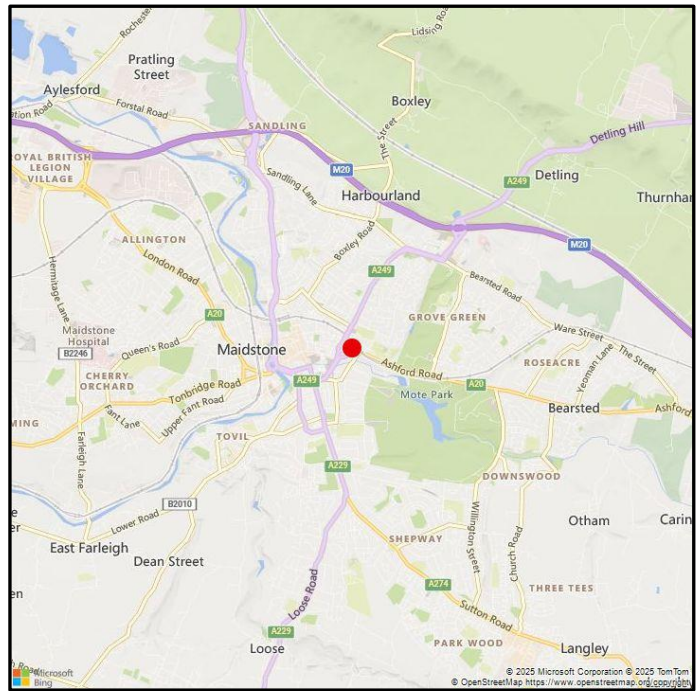
The approximate net lettable areas are as follows:-

Second Floor 2,204 sq. ft. (204.76 m²)
4 car spaces

TERMS

A new internal repairing and insuring lease for a term to be agreed.

LOCATION PLAN



RENT

£10.00 per sq. ft. exclusive.

VAT

The property is elected for VAT.

SERVICE CHARGE

A service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the building.

BUSINESS RATES

Office & Premises	Rateable Value	£18,750
4 Car Parking Spaces	Rateable Value	£2,400

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Band D (95). Valid until 07/05/2029.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000

nickthrelfall@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

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