

TO LET

1ST & 4TH FLOORS, RIVERSIDE HOUSE, 40-46 HIGH STREET,
MAIDSTONE, KENT, ME14 1JH

FULLY REFURBISHED MODERN AIR CONDITIONED
OFFICE ACCOMMODATION WITH ON SITE PARKING
2,079 - 6,330 Sq Ft (193.14 - 588.06 Sq M)

- Suspended ceilings with LED lighting
- Full accessible raised flooring with carpets
- Passenger lift
- Male & female WCs & kitchenette facility
- Secure deck level car parking
- <https://what3words.com/slate.global.shine>

01634 668000

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

WATSON DAY
CHARTERED SURVEYORS

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HIGH STREET, MAIDSTONE, KENT, ME14 1JH

Location

Riverside House is located in a prominent position overlooking the River Medway at the junction of the High Street and Fairmeadow in Maidstone town centre.

Maidstone is the administrative centre and county town of Kent. J6 M20 is approximately two miles to the north, accessed via the A229 dual carriageway.

The town has two railway stations, with Maidstone East providing regular services to London Victoria in a journey time of approximately 60 minutes. The town has a highly successful retail centre containing an excellent range of shops, restaurants, cafes and bars.



Description

Riverside House comprises a 5 storey office building with a decked car parking accessed via Fairmeadow. Each floor provides open plan accommodation.

- * Fully refurbished
- * Air conditioning providing both heating & cooling
- * Suspended ceilings with LED lighting
- * Full accessible raised flooring with carpets
- * Electric passenger lift
- * Male & female WCs
- * Kitchenette facility
- * Secure deck level car parking

Accommodation

Net lettable floor areas:-

	Sq Ft	Sq M
1st Floor	3,776	350.79
4th Floor	2,079	193.14
	+475*	+44*

* Restrictd headroom below 1.5m

Terms

Available to let on new leases for a term to be agreed on an effective full repairing and insuring basis.

Rent

1st Floor - £94,400 per annum exclusive
4th Floor - £51,600 per annum exclusive

VAT

The property is elected for VAT.

Service Charge

A service charge is payable by the tenant to cover repairs and maintenance to the common parts and exterior of the building.

Business Rates

1st Floor Rateable Value £71,500
4th Floor Rateable Value £42,000

Interested parties are advised to contact their appropriate local authority to confirm rates payable.

Energy Performance Certificate

1st Floor - Band B (37). Valid until 27/07/2035
4th Floor - Band B (40). Valid until 28/07/2034

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment via the sole agents:-

WATSON DAY
Tel: 01634 668000

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