

Development (STP & Consents) & Investment Opportunity

ALL Enquiries – To Let or For Sale - Subject to Contract

2 Abbey Wood Road, Kings Hill, West Malling , Kent ME19 4YT

An established location at Kings Hill Business Park in West Malling

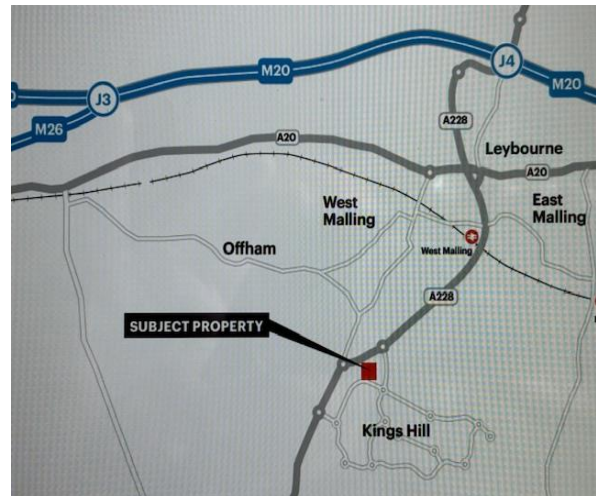


SUMMARY

Location & situation

West Malling is located 3 km (2 miles) south of junction 4 of the M20 motorway along the A228 trunk road. The A228 links with the A26 and provides access to Tonbridge and Royal Tunbridge Wells to the south. The town is serviced by regular fast train service from West Malling to London Victoria (approximately 48 minutes), London Bridge (approximately 40 minutes) and Ashford International (approximately 30 minutes).

The property is located on the Kings Hill Business Park, which is an established commercial and residential location, including what is widely considered to be Kent's premier Business Park with around 500,000sf of Grade A office accommodation. There are numerous companies in occupation including: NHS, Vistry, Gallagher, MiTek, Bellway, Marsh UK and AXA. It is one of the largest and most successful mixed-use developments in Europe. Integrated with the Business Park is a residential community with over 2,000 homes and together with leisure retail and educational facilities. On site amenities provide over 200,000 sq ft of retail and leisure facilities including a Waitrose, Aldi, Asda, David Lloyd, The Spitfire Pub; schools and nurseries an Art Gallery, Golf Course and sports park. Further information can be found at <http://www.kings-hill.com>



Description: The building was constructed in 1994 and occupies a corner plot at the junction of Abbey Wood Road and Kings Hill Avenue with a site area of approx. 2.17 acres (a site cover of 22.2%). It is externally clad in brickwork under a pitched roof and originally configured to provide office accommodation at first floor with computer/data storage to the ground floor. There are 55 car parking spaces provided reflecting a ratio of approximately 1 space per 383 sq ft (1:35.6 sq m) with potential to add further spaces.

Accommodation: The property provides approximately a total of 21,068 sq ft (1,957.26 sq m) of net internal accommodation over ground and first floors split as follows:

Floor	Sq Ft	Sq M
Ground Floor Office	10,512	976.6
First Floor Office	10,754	999.1
Total	21,266	1,975.7

The site area is approximately 0.88 hectares (2.17 acres) which gives a site cover of 22.2%.



Tenure: The property is long leasehold for a term of 999 year less 10 days from 28th August 1990, at a peppercorn rent.

Development Potential: Subject to the necessary consents, the building and site offers flexibility to attract a variety of users and this includes the possibility of conversion or redevelopment for residential use, for which there has been a precedent set for converting commercial plots to residential, with 350 new homes currently under construction on 26 acres of previously allocated commercial land on the wider Estate. Alternatively, the building presents well and could be retained as offices, either for an investor or an owner occupier

Planning: No approaches have been made to the Local Authority and any interested parties should make and rely on their own enquiries.

Proposal: Offered with full vacant possession on terms to be agreed. Consideration will be given to a Joint Venture.

EPC: The property has an Energy Performance Rating of B-46.

Contact: Sole Agents Camplin Bianco:

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