

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

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



**FULLY REFURBISHED MODERN AIR CONDITIONED
OFFICE ACCOMMODATION
TOGETHER WITH ON SITE PARKING**

**2,079 (PLUS 475 SQ. FT. RESTRICTED HEIGHT) – 6,330 SQ. FT.
(193.14 (PLUS 44.13 M² RESTRICTED HEIGHT) – 588 M²)
(AVAILABLE INDIVIDUALLY OR COMBINED)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

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.

For location click line or copy & paste to your browser <https://what3words.com/steps.line.corner>

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)

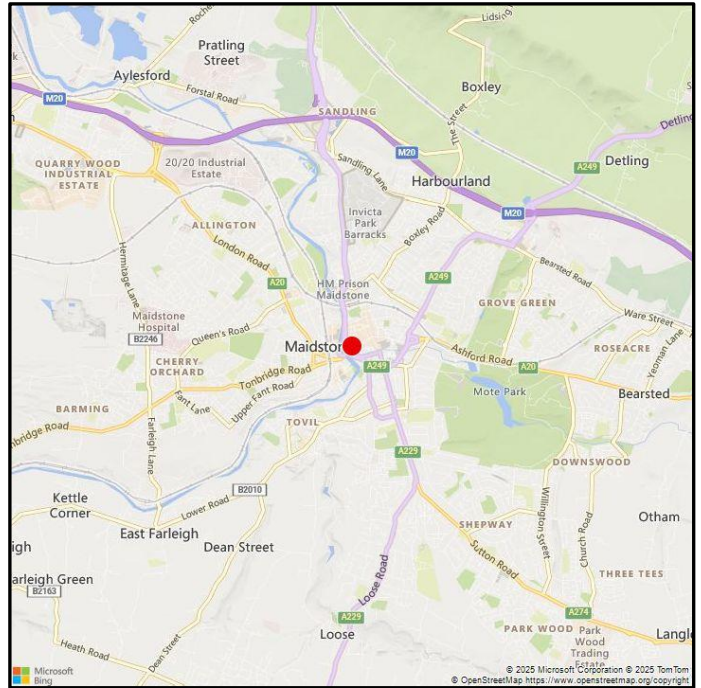
Floor	Sq. Ft.	M ²	Parking
1 st	3,776	351	12
4 th	2,079 + 475*	193 + 44	7

*restricted 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.

LOCATION PLAN



RENTS On application.

VAT The property is elected for VAT.

SERVICE CHARGE

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

BUSINESS RATES

1 st Floor	Rateable Value	£69,500
4 th Floor	Rateable Value	£40,000

Please contact Maidstone Borough Council Business Rates Department (01622 602274) in regard to exact rates payable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

1 st Floor	To be assessed	
4 th Floor	Band B (40)	Valid until 28/07/2034

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:

WATSON DAY CHARTERED SURVEYORS

IAN GUTTERIDGE

01634 668000 iangutteridge@watsonday.com

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

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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