

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**RARE OPPORTUNITY TO ACQUIRE QUALITY OFFICES  
IN MAIDSTONE TOWN CENTRE  
EAST SUITE, 2<sup>ND</sup> FLOOR, VICTORIA COURT,  
17-21 ASHFORD ROAD, MAIDSTONE, KENT ME14 5FA  
\* PRELIMINARY DETAILS \***



**OFFICES  
1,751 SQ. FT. (162.7 M<sup>2</sup>)  
WITH EXCELLENT ON SITE CAR PARKING  
TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

The building is located on a prominent site on the eastern edge of the town centre on the A20 Ashford Road within 5 minutes walk from the town centre. Maidstone East provides regular services to London Victoria and Cannon Street (approximately 1 hour) and Maidstone West a high speed service to London St. Pancras (50 minutes). Junction 7 of the M20 motorway is approximately 1.5 miles to the north of the building.

<https://what3words.com/falls.bride.deed>

## DESCRIPTION

Victoria Court provides modern Grade A office accommodation over 3 floors with excellent parking. The building is constructed of brick elevations under a pitched tile roof.

The building has recently been refurbished including the provision of LED lighting, new WC suites etc. with the aim of achieving an EPC A rating. The specification also includes:-

- Raised floors
- Suspended ceilings
- Heating / comfort cooling
- 8 person passenger lift
- Entry phone system
- 7 car parking spaces

## ACCOMMODATION

Floor	Sq. Ft.	M <sup>2</sup>
East Suite	1,751	162.7

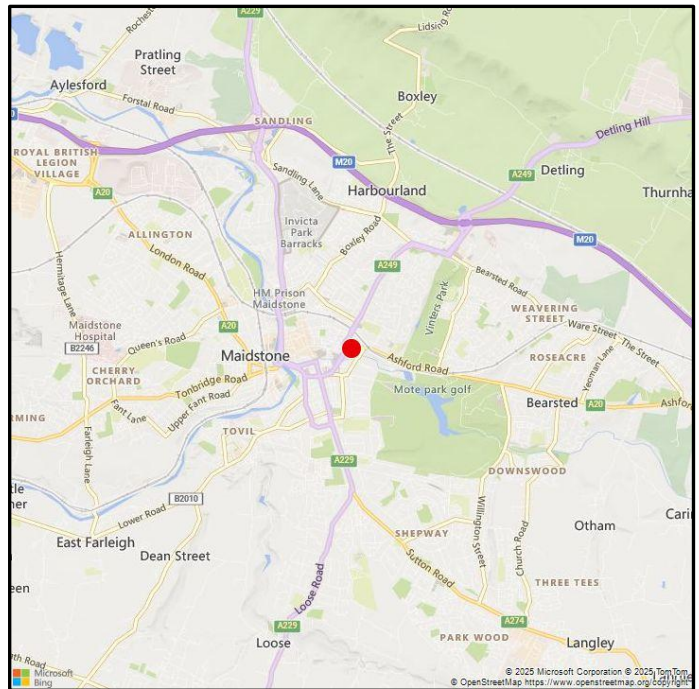
## TERMS

A new full repairing and insuring lease is available for a term to be agreed.

## RENT

£27.50 per square foot per annum.

## LOCATION PLAN



## VAT

The property is elected for VAT.

## SERVICE CHARGE

Service charge is payable in respect of the common parts.

## BUSINESS RATES

To be reassessed.

## LEGAL COSTS

Each party to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATES

To be reassessed.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000 / 07860 504621

[nickthrelfall@watsonday.com](mailto:nickthrelfall@watsonday.com)

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

#### IMPORTANT NOTICE:

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- 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;
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