



GROUND FLOOR OFFICE TO LET

750 Sq Ft (69.68 Sq M)

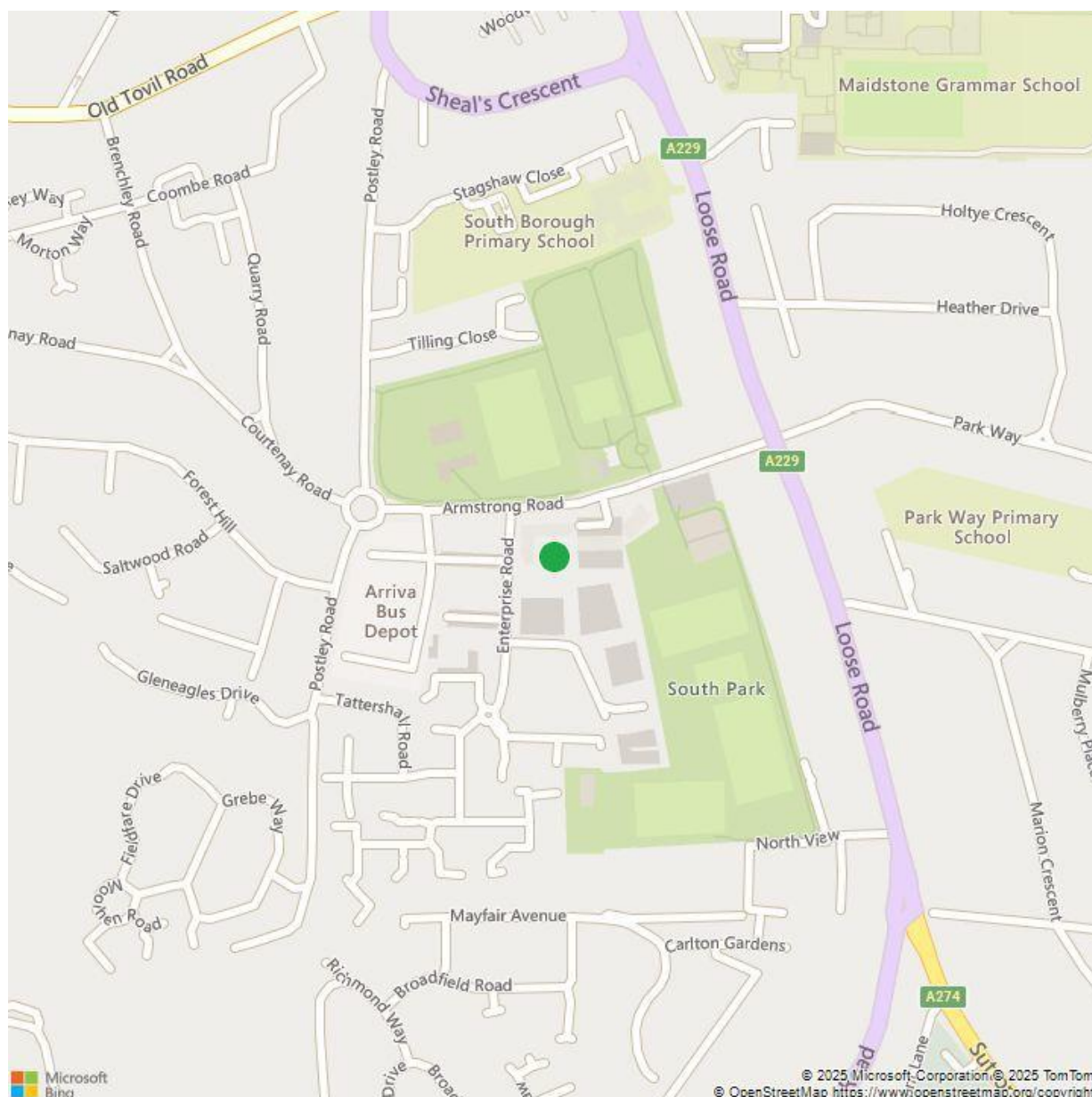
**GROUND FLOOR 5 NORTH COURT, ARMSTRONG ROAD, MAIDSTONE,
KENT ME15 6JZ**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The premises are located approximately 1 mile south of Maidstone Town Centre, providing excellent access Junctions 5, 6 or 7 of the M20 via the A229 or A249. Nearby Maidstone East and West railway stations provides regular train services to Strood and the major London rail terminals.



DESCRIPTION:

We understand the premises were constructed in the 1990s as part of the self-contained Courtyard Development of two-story office buildings of traditional brick construction with pitched tiled roofs and double glazed windows around paved and landscaped courtyards providing parking.

The ground floor open plan office benefits from having central heating, kitchen and WC facilities and 5 allocated car parking spaces in the paved courtyard.

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ACCOMMODATION:

All areas are net internal and approximate:

Ground Floor:.....750 sq ft.....(69.7 sq m)
Including kitchen, WC and separate partitioned meeting room
External parking for approximately 5 cars

TERMS:

The property is available to let on a new lease for minimum term of 3 years.

RENT:

£11,250 per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Office and premises

Rateable Value (2026): £14,750

Rates Payable: Potential applicants are advised to check with the Local Rating Authority, Maidstone Borough Council for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is Band C (57).

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

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