



Unit 3-4 North Court

South Park Business Village, Armstrong Road, Maidstone, ME15 6JZ

**Two adjoining self
contained office buildings
with excellent car parking**

1,333 to 3,583 sq ft
(123.84 to 332.87 sq m)

- 19 car spaces (1:189 sq ft)
- Whole or separate buildings
- Air conditioning
- Raised floors
- Suspended ceiling with recessed lights
- Kitchen
- Double glazed windows

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Summary

Available Size	1,333 to 3,583 sq ft
Price	Offers in the region of £800,000
Rates Payable	£20,611.50 per annum The purchaser should make their own enquires with Maidstone Borough Council
Rateable Value	£37,750
Service Charge	N/A
VAT	VAT is payable at the prevailing rate
Legal Fees	Each party to bear their own costs
Estate Charge	There is an estate charge for the upkeep of the common parts. Further information upon request.
EPC Rating	C (70)

Description

Originally built as two separate offices but have been opened up at both levels to provide single occupation, comprising a two storey brick build under a pitched tiled roof. Both ground and first floor are predominantly open plan with meeting rooms, kitchen facilities and WC's on each floor. The property benefits from raised floors, suspended ceilings with recessed lighting, double glazed windows and air conditioning.

Externally there are 19 demised car spaces (1:189 sq ft)

Location

The property is located off Armstrong Road approximately 1 mile south of Maidstone town centre accessible by car via the A229 Loose Road, which in turn provides access to junction 6 M20 circa 3 miles due North or via the A249 to junction 7 M20. Maidstone town centre has two railway stations providing access to Central London within circa 1 hour.

Accommodation

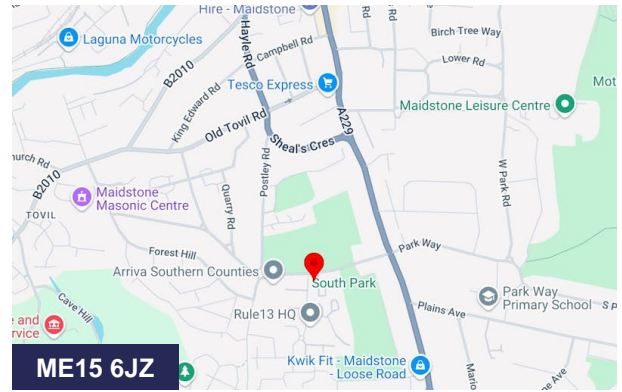
The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 3 Ground Floor	631	58.62
Unit - 3 First Floor	702	65.22
Unit - 3 - Whole	1,333	123.84
Unit - 4 - Ground Floor	1,167	108.42
Unit - 4 - First Floor	1,083	100.61
Unit - 4 - Whole	2,250	209.03

Terms

The property is being offered by way of the sale of the 999 year long leasehold from 31st December 1992.

Consideration will be given to sell the units separately or on a new lease. Further information upon request.



Viewing & Further Information



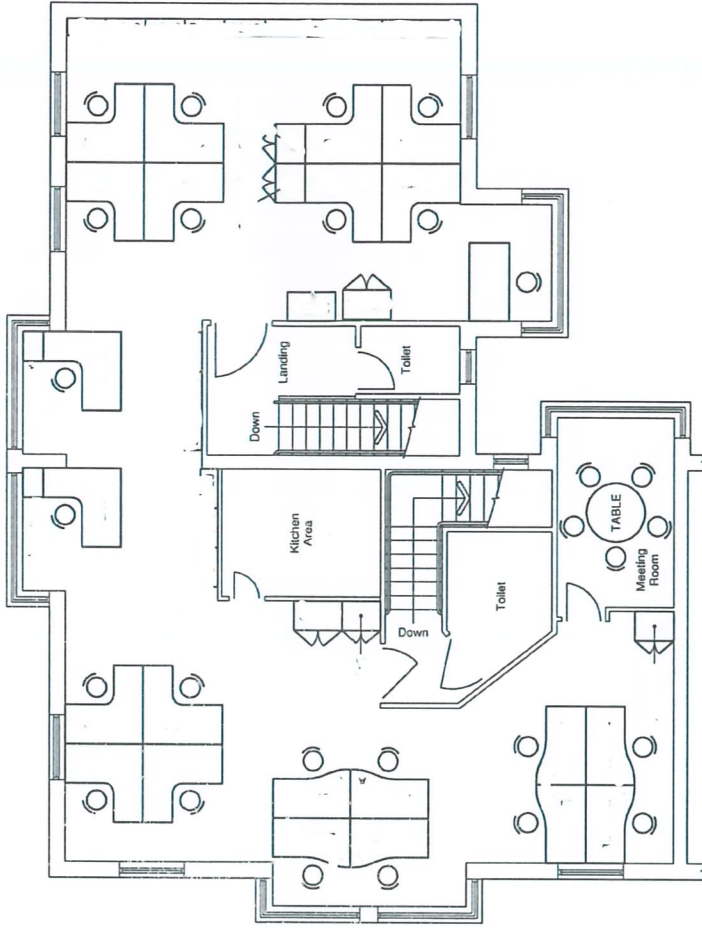
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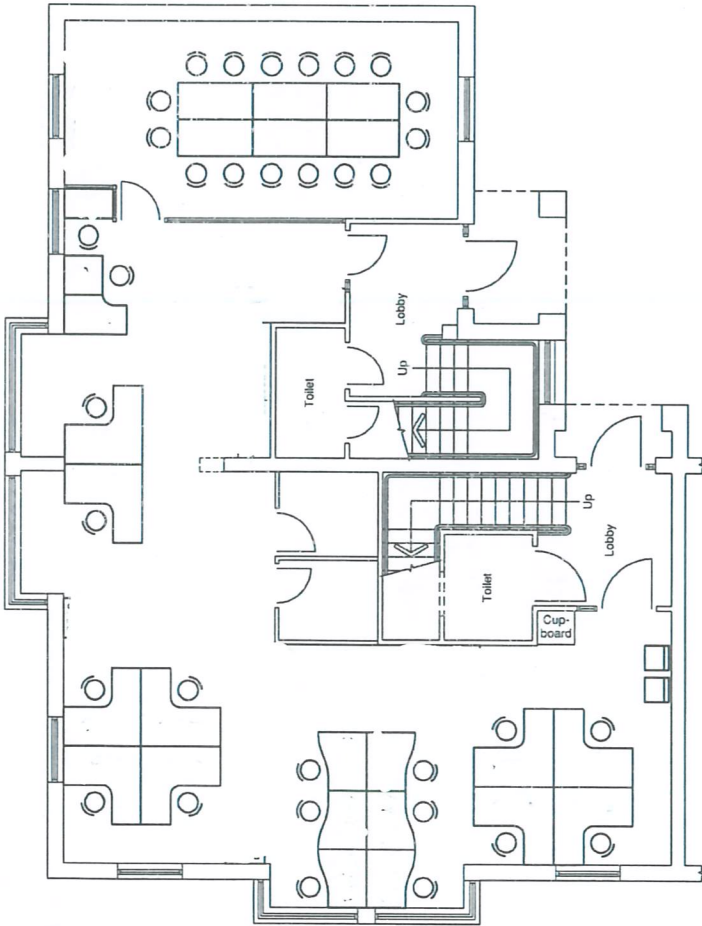


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First Floor



Ground Floor