

## MODERN AIR CONDITIONED OFFICE SUITES TO LET



Well presented, modern office suites.

Offices arranged over 2<sup>nd</sup> and 3<sup>rd</sup> floor.

Both offices are C. 1,500sq ft.

Service charge of £3,750pa.

Car park to the rear where this suite has parking for 4 vehicles.

Central Heating / lift to all floors / double glazing.

**Lyndean House**

**Albion Place**

**ME14 5DZ**

**Tenure: TO LET**

**Rental: £26,250 + VAT**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Maidstone is the county town of Kent and lies some 32 miles south east of London. town has a busy shopping centre with a good mix of both local and national retailers.

The subject property is well located on the outskirts of the town centre in what is an established area for different office uses and buildings. The local bus stop is just few minutes' walk away and within close proximity there are pay & display car parks.

The property enjoys excellent transport links with easy access to junction 7 of the M20 motorway linking London and the coast. The A229 connects to the A2 which provides links to the M25 and Dartford Crossing.

The town has 3 railway stations, Maidstone East, West and Barracks and it is Maidstone East which serves a direct train to Central London in approximately 1 hour. From Maidstone West there is a high speed into London St Pancras via Strood.

**DESCRIPTION:**

Lydean House was constructed in the early 1980's and comprises a large double fronted end of terrace office building of brick elevations.

The property is arranged over 4 floors and features a rear car parking area where there will be 4 spaces allocated for this office suite.

The building is accessed via an entrance hall with entry intercom and features a lift which provides access to all floors of the office space. There are also stairs leading up to each floor.

**MEASUREMENTS:**

Approximate measurements of the ground floor are as follows:

- Third Floor Office Suite one- 1,500sq. ft
- Second floor Office Suite two - 1,500sq. ft

**RENT:**

Rental offers are invited in the region of £26,750pa for the second floor office and £30,000pa for the third floor suite..

**TERMS:**

The premises are available by way of a new lease upon terms to be agreed.  
A rental deposit will be required, subject to status.

**VAT:**

We are informed that VAT needs to be added to the rent.

**SERVICE CHARGE:**

We understand that there is a service charge of £3,750 pa to cover the following:  
Buildings insurance, heating, cleaning of communal areas, water and the maintenance of the building.

**EPC:**

The premises has an EPC rating of C.

**RATES:**

We recommend that interested parties make their own enquiries with the relevant council.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

**Hummerstone & Hawkins T: 0208 303 1061**

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