

# TO LET

Office Unit

2,570 - 7,710 sq.ft (238 - 716 sq.m)



**Sussex House, 21-25 Lower Stone St,  
Maidstone ME15 6YT**

- Open plan accommodation
- Comfort cooling and heating
- Excellent on-site car parking

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# Sussex House, 21 - 25 Lower Stone St, Maidstone, ME15 6YT

## Areas (Approx. Net Internal)

Accommodation (per floor)	2,570 sq.ft	(238 sq.m)
<b>Total</b>	<b>7,710 sq.ft</b>	<b>(716 sq.m)</b>

## Description

- A self contained office building arranged over three floors.
- W/C and tea points on each floor
- Lift that serves the first - third floors.
- Prestigious Entrance
- 18 car parking spaces to be demised over 3 floors.
- Comfort cooling and heating

## Terms

The premise are available to let either as a whole or on a floor by floor basis on terms to be agreed.

## Rent

Upon Application.

## Business Rates

Rateable Value £87,000 as of 1st April 2023.

Rates payable £44,500 across all floors.

The parking will have it's own rating assessment of £10,750 based on 18 spaces.

## Service Charge & Insurance

A service charge will be levied for the maintenance of common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Band C. Further information available upon request.

## Planning

it is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - ME15 6YT

Sussex House is located in the heart of Maidstone Town Centre with easy access from Junction 7 M20 by car and within close proximity to the town's extensive shopping, leisure and transport facilities.

Maidstone has superb road access to the national motorway network via the M20 and M25 as well as to Dover and the Channel Tunnel (35 miles. Maidstone East and Maidstone West railway stations provide regular services to London Victoria (62 mins) and St Pancreas International (64 mins) respectively.

## Viewing

Strictly via prior appointment with the appointed agents:



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