

**THE WHEELWRIGHTS, THE GREEN,
BOUGHTON MONCHELSEA, MAIDSTONE,
KENT, ME17 4LT**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

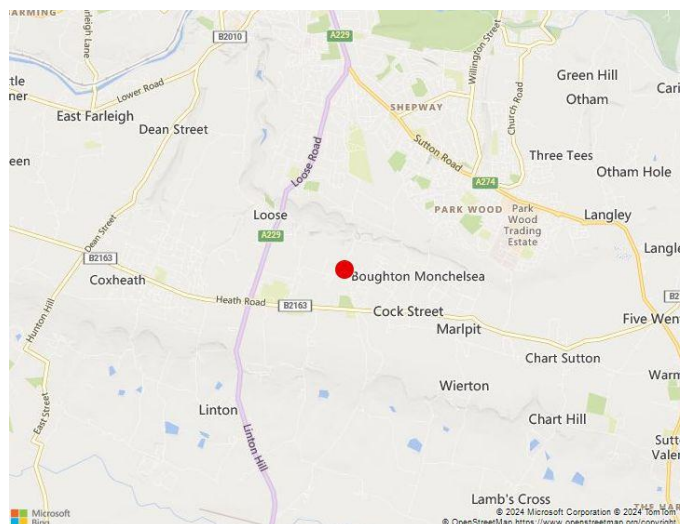


FIRST FLOOR OFFICE SPACE TO LET

- **£18,500 Per Annum**
- **NIA of 1,247 Sq Ft**
- **Perimeter Trunking**
- **Suitable For A Variety of Business Uses**

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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Location

The property is situated on The Green in Boughton Monchelsea on the outskirts of Maidstone, just a 2 minute drive from the B2163, Heath Road, midway between the A229 (Hastings Road) and the A274 (Sutton Road). The property is approximately 4 miles south of Maidstone Town Centre, and access to the M20, approximately 6 miles, is via Willington Street for J7 or through the Town Centre for the M2 on J6 of the M20.

Description

To Let - Self-contained first floor office space in semi-rural location

Accommodation

The property comprises self-contained first floor and upper first floor office space, benefitting from a kitchenette & WC. There is parking for approximately 3 vehicles to the front.

Area	Sq m	Sq ft
First Floor	66.80	719
Upper First Floor	45.43	489
Kitchen	3.62	39
Total NIA	115.85	1,247

EPC

Rating (E) 116

Rateable Value

To be re-assessed.

Rent/Price

£18,500 Per Annum Exclusive

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Thomas Langston

thomas.langston@sibleypares.co.uk



Phil Hubbard

phil.hubbard@sibleypares.co.uk

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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.