



## SELF-CONTAINED OFFICE BUILDING WITH PARKING FOR SALE

7,638 Sq Ft (709.57 Sq M)

**FREEHOLD**

**BEACHCROFT HOUSE, 10 ALBION PLACE, MAIDSTONE,  
KENT ME14 5DZ**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

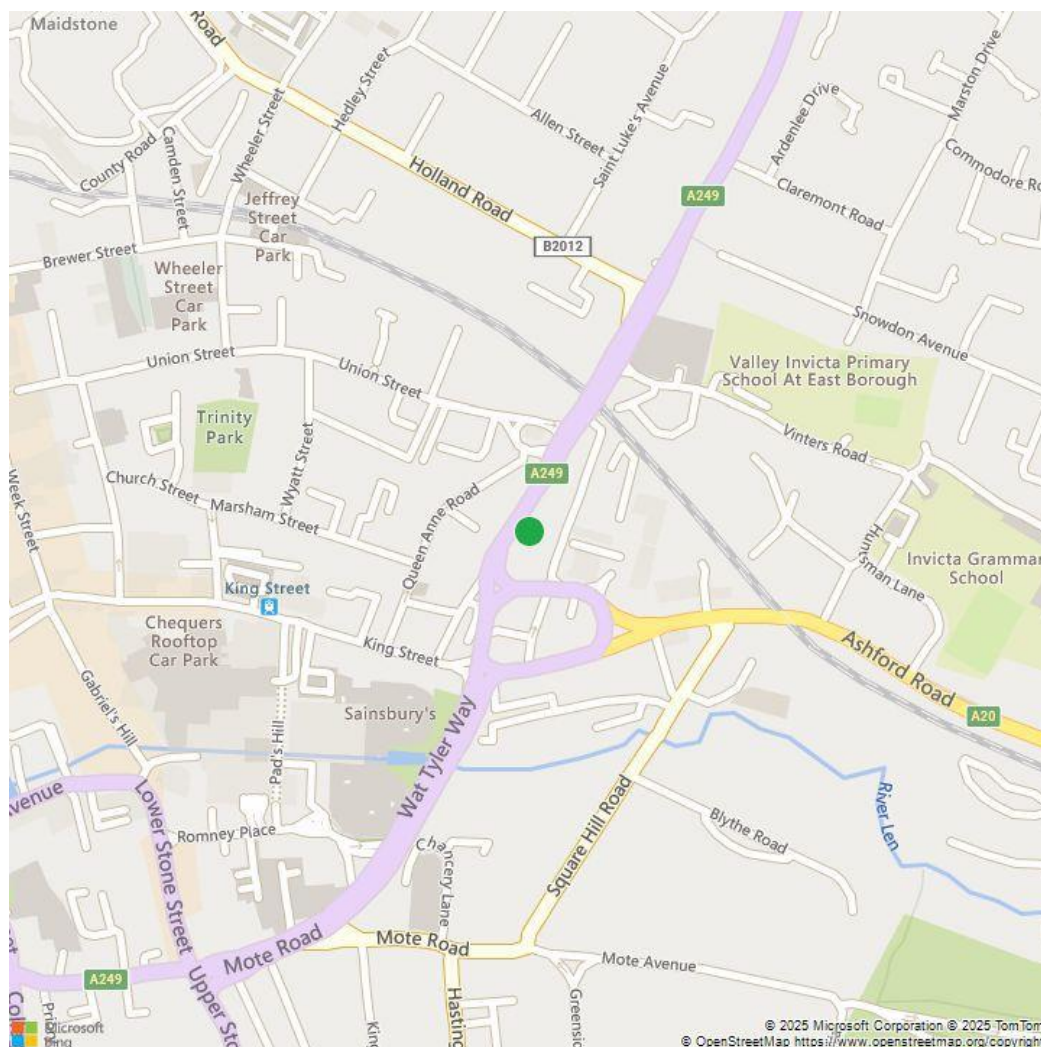


## LOCATION:

Maidstone, the County Town of Kent, is situated approximately 37 miles south east of London and 27 miles west of Canterbury and is the commercial and administrative centre for Mid Kent. It is served by two mainline railway stations, giving a journey time to London Victoria from Maidstone East of approximately one hour.

Maidstone's M20 motorway location provides access to the M2, M26, M25 London orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted Airports. The M20 to Ashford provides a fast link between London, Maidstone and the Channel Tunnel terminal and ports. This property is located on the eastern side of Albion Place, an established office location on the A249 Sittingbourne Road. Junction 7 of the M20 motorway is situated approximately 1 mile to the north with access via the A249.

The building is also within walking distance of the Chequers Mall Shopping Centre and all other town centre facilities.



## DESCRIPTION:

Beachcroft House is a terraced office building and we believe constructed in the early 1970's over 4 floors with brick elevations under a mansard style flat roof. The accommodation has the following specification:-

- Gas fired heating to radiators
- Air conditioning
- Suspended ceilings with LED lighting
- Double glazing
- Carpeting
- Male & female WCs
- 6 person passenger lift to all floors
- Parking to the rear for 14 cars
- Mixture of partitioning & open plan offices throughout
- Functioning alarm system

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## ACCOMMODATION:

All areas are approximate and net internal:

Ground Floor: 1,776 sq ft (165 sq m)

The ground floor includes an entrance lobby, ladies and disabled WC facilities, cleaners cupboard and rear entrance to the car park

First Floor: 2,007 sq ft (186.46 sq m)

The first floor has a kitchen and male WC facilities.

Second Floor: 1,999 sq ft (185.71 sq m)

The second floor has a kitchen/staff room and ladies WC facilities.

Third Floor: 1,856 sq ft (172.43 sq m)

The first floor has a kitchen and male WC facilities.

## TERMS:

The property is available freehold.

## PRICE:

Offers in the region of £1,200,000 for the freehold interest.

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

## 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:

Ground Floor Orchard House:

Rateable Value (2023): £15,500

UBR in £: 49.9p

First Floor Orchard House:

Description: Offices and premises

Rateable Value (2023): £16,500

UBR in £: 49.9p

Second Floor Orchard House:

Rateable Value (2023): £16,250

UBR in £: 49.9p

Car Parking For Ground-Second Floors:

Rateable Value (2023): £8,400

UBR in £: 49.9p

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

## EPC:

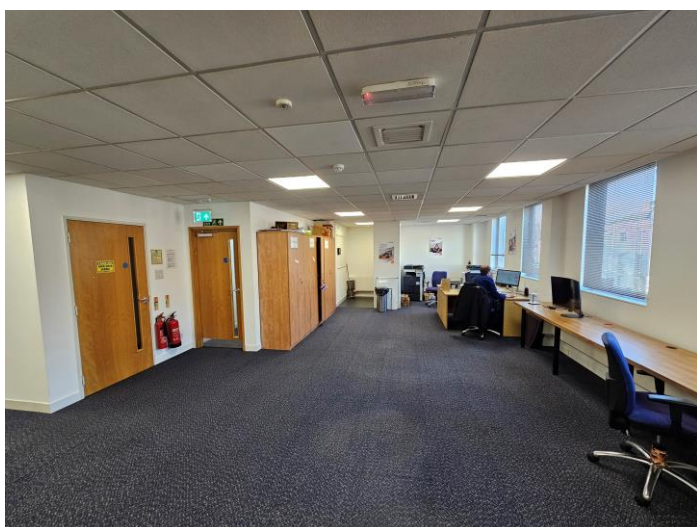
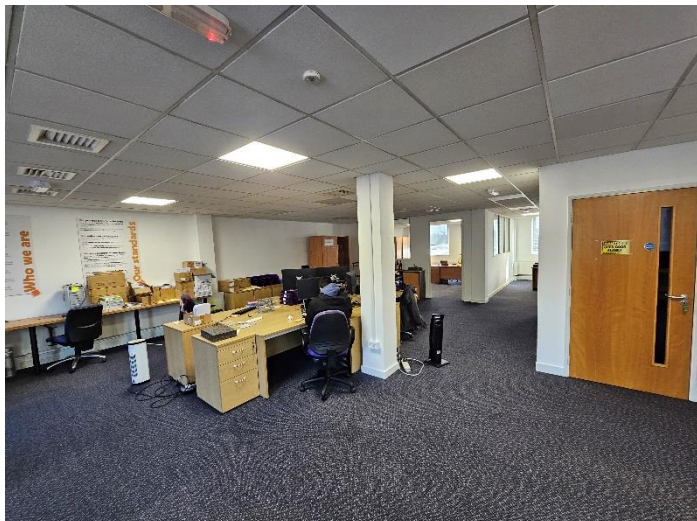
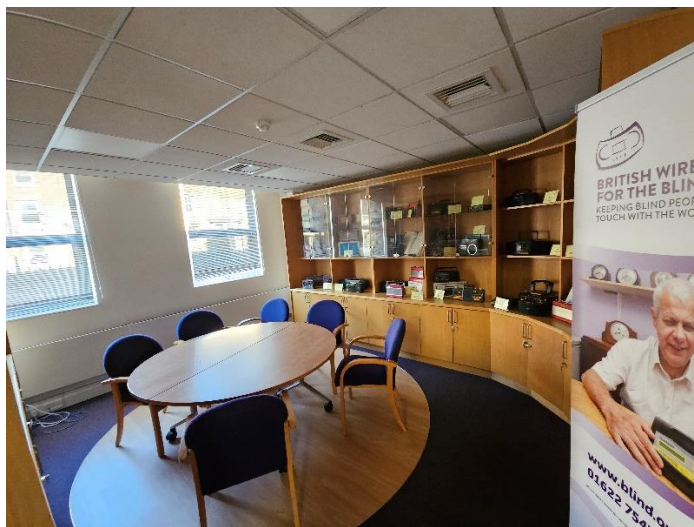
The Energy Performance Asset Rating for this property is Band D (78).

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## VIEWING:

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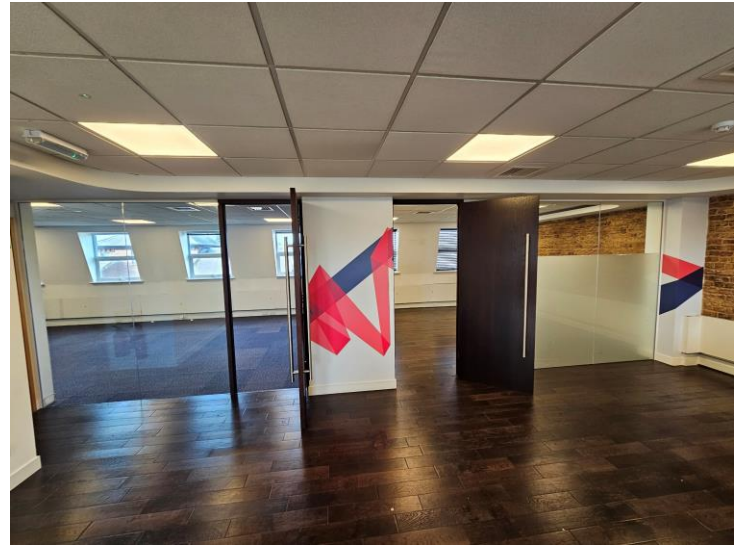
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- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees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