

No. 3 & FF No. 4 West Court

South Park Business Village, Enterprise Road, Maidstone, Kent, ME15 6JD



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Offices from 827 sq ft – 2,829 sq ft FOR SALE or TO LET

No. 3 & FF No. 4 West Court

South Park Business Village, Enterprise Road, Maidstone, Kent, ME15

Key Features

- Located on the Southern edge of Maidstone Town Centre
- LED Lighting
- Primarily Open Plan Offices
- 16 Car Parking Spaces (Ratio of 1:177 sq ft)
- EPC C
- Gated Courtyard

Description

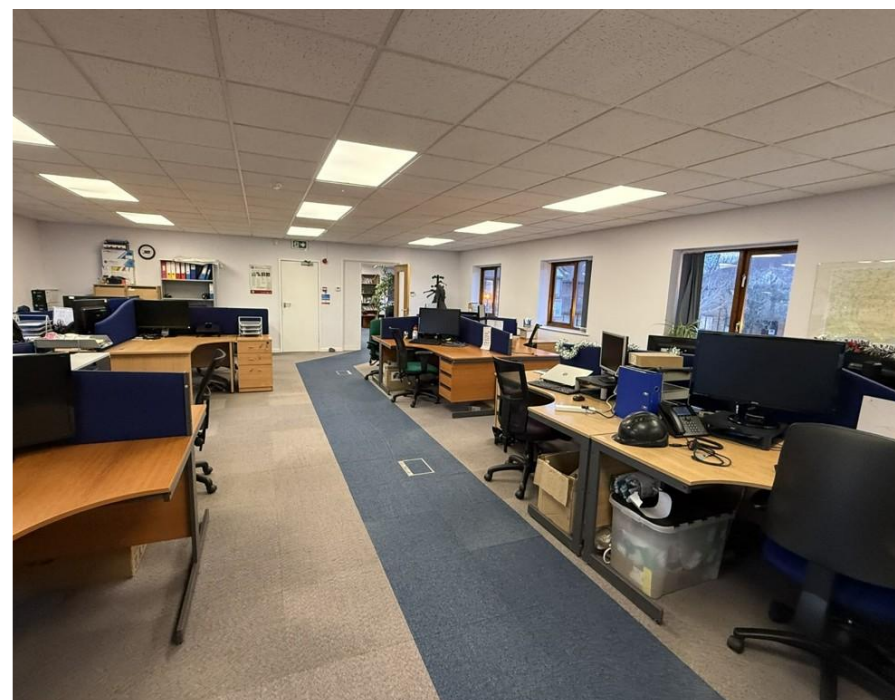
VIRTUAL FREEHOLD AVAILABLE FOR SALE OR TO RENT

The property is a self-contained two storey office building of brick construction situated within a private courtyard setting at South Park Business Village being approximately 1 mile south of Maidstone Town Centre. The property is primarily open plan accommodation over two floors with excellent car parking.

Accommodation

The property was originally constructed as a terrace of three units but has been converted to form two "L-Shaped" office suites. The offices are within their own gated courtyard of five office buildings and benefits from excellent car parking.

The entrance is on the ground floor, where there is an open-plan office and a disabled WC. Stairs lead to the first floor, where there are open-plan areas, two separate offices and a kitchen.



No. 3 & FF No. 4 West Court

South Park Business Village, Enterprise Road, Maidstone, Kent, ME15



The property can be split into two separate suites, ground floor No. 3 and First Floor No. 3 and No. 4. There would be separate toilets on ground and first floors which would be shared by both suites but separate tea points in each.

The property has been measured on a Net Internal Area (NIA) basis as follows;

Area	Sq Ft	Sq M
No. 3		
Ground Floor Total	827	76.83
FF No. 3 & No. 4		
No. 3 First Floor	893	82.96
No. 4 First Floor	1,109	103.03
Total	2,002	185.99
Overall Combined Total	2,829	262.81

Externally there are 16 allocated car parking spaces for the property.

Rateable Value

The Rateable Value has been assessed over separate assessments as follows:

Grd Flr 3 RV £16,250 @ 43.4p in the £

First Floors 3-4 RV £37,750 @ 43.4p in the £

Rates payable £23,436 for the year 2026/27

EPC

Rating C-65

Price / Rent

Unit	Rent per annum	Sale Price
GF No. 3	£14,500	£180,000
FF No. 3 and FF No. 4	£31,000	£380,000
Entire	£45,500	£550,000

Terms

To Purchase the Long Leasehold (being a 999 Year Lease from 31.12.1992) with Vacant Possession

or, if Leased;

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Service Charge

Service charge to cover upkeep and maintenance of the structure, the wider estate and shared services to the building. Further information available upon request

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

Legal Costs

Each side to bear their own legal costs

No. 3 & FF No. 4 West Court

South Park Business Village, Enterprise Road, Maidstone, Kent, ME15

Location

South Park Business Village is a commercial office complex, just south of Maidstone town centre in Kent and situated on and around Armstrong Road/Enterprise Road. It lies about 1 mile (1.6 km) south of Maidstone town centre, making it easily accessible from the heart of the town. The site sits just off the A229 (Loose Road), which connects north into Maidstone town and further to Junction 6 of the M20 motorway for regional access.

Maidstone West railway station is roughly within 1 mile to the north-west, offering regular train services to other parts of Kent and into London St Pancras. Maidstone East station has services to London Victoria and London Bridge in under 1 hour.

What3Words Location:- <https://w3w.co/tests.prefer.resist>

For all Viewings and Enquiries contact:



Phil Hubbard

phil.hubbard@sibleypares.co.uk



Dominic Barber

dominic.barber@sibleypares.co.uk

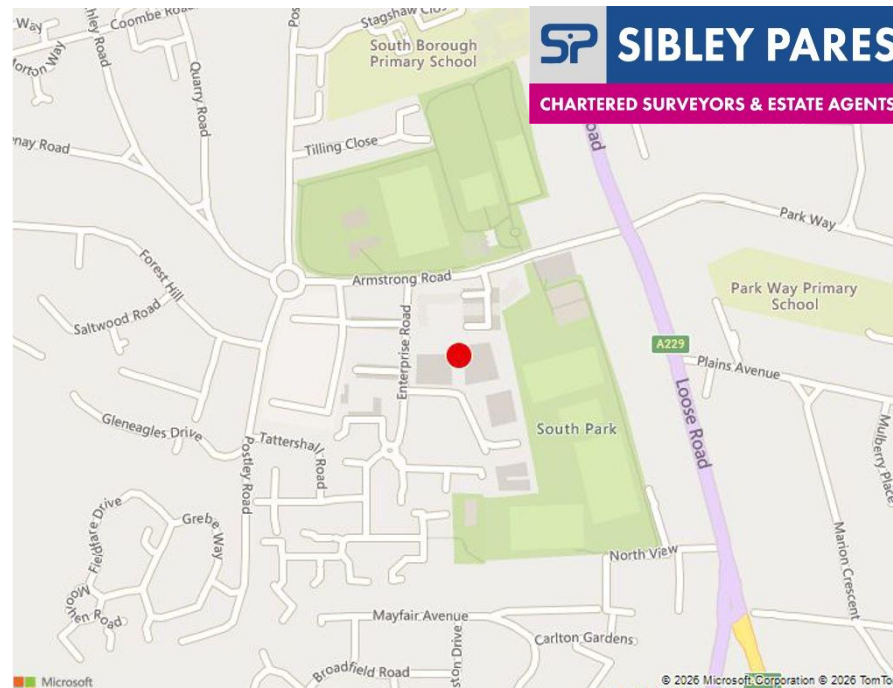


SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

01622 673086

sibleypares.co.uk



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.

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30