

No. 3 & FF No. 4 West Court

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



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Office 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

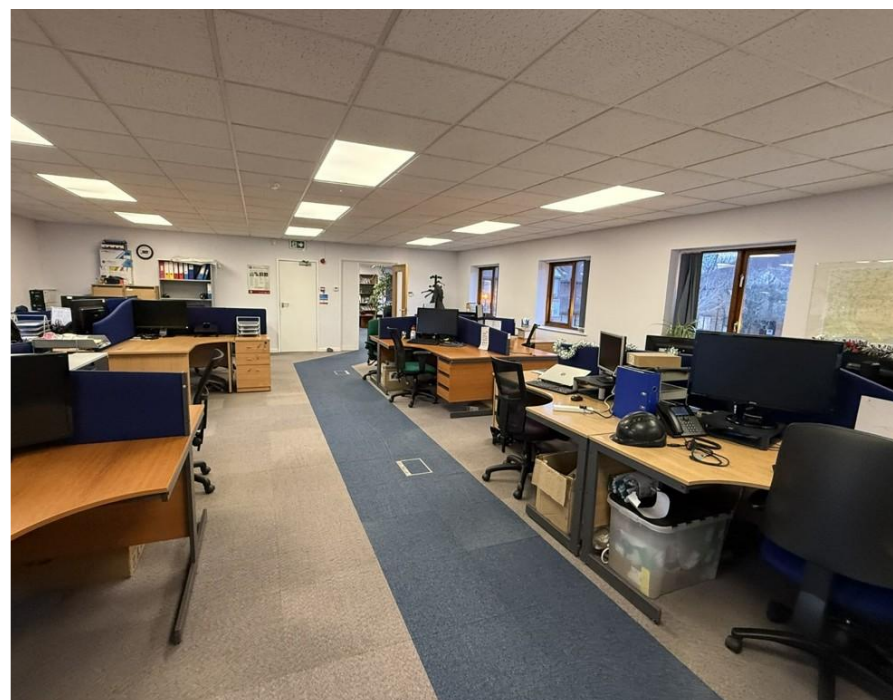
VIRTUAL FREEHOLD AVAILABLE FOR SALE OR TO RENT

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.



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

Area	Sq Ft	Sq M
No. 3		
Ground Floor	827	76.83
First Floor	893	82.96
No. 4		
First Floor	1,109	103.03
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 £12,500 @ 49.9p in the £

First Floors 3-4 RV £28,500 @ 49.9p in the £

Rates payable £20,459 for the year 2025/26

EPC

Rating C-65

Price / Rent

£575,000 for the Long Leasehold

or

£45,500 per annum

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

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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:



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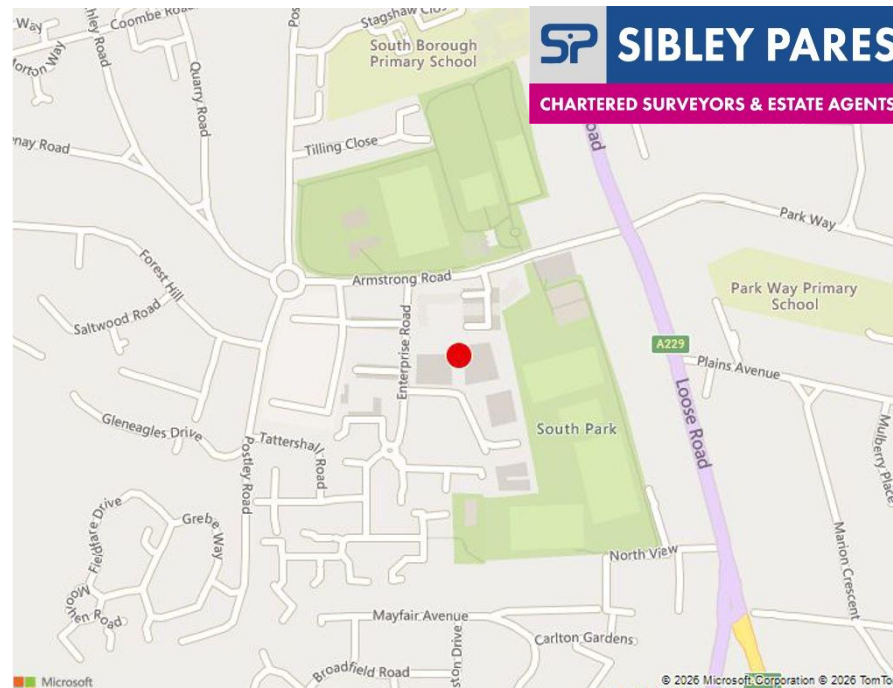


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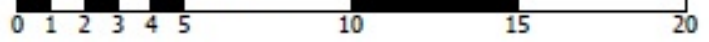
NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection 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.

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

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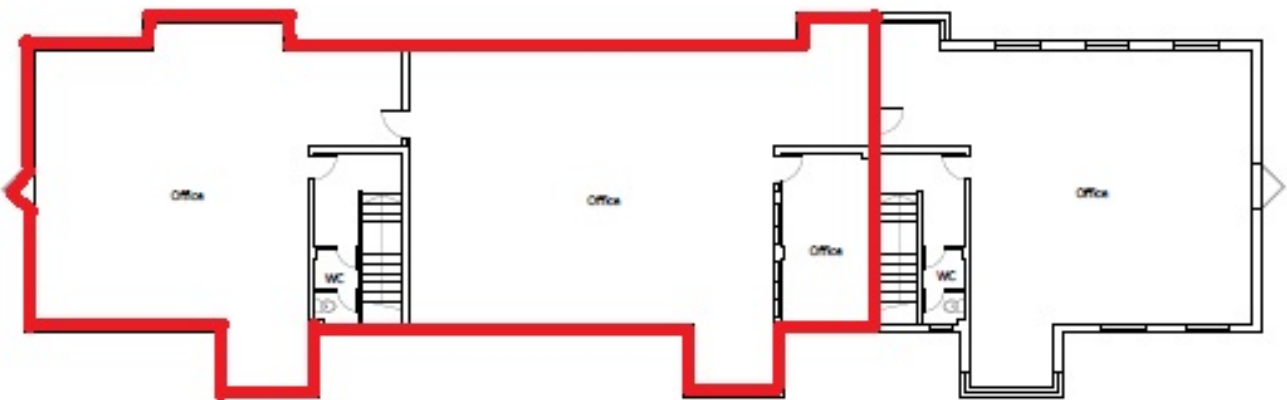


Scale in Metres for 1:200



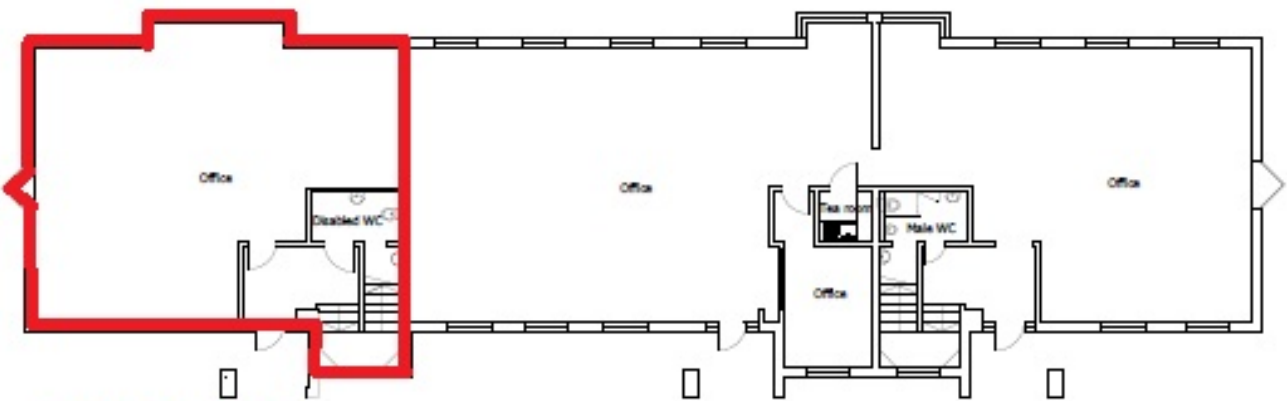
LOCATION AND PARKING PLAN

SCALE 1:1250



FIRST FLOOR PLAN

SCALE 1:200



GROUND FLOOR PLAN

SCALE 1:200



**Southern
Lease Plans**

WWW.SOUTHERNLEASEPLANS.CO.UK

ADDRESS :
3/4/5 WEST COURT
SOUTH PARK BUSINESS VILLAGE
ENTERPRISE RD,
MAIDSTONE, KENT, ME15 6JD

TITLE :
LEASE PLAN

SCALE :
1:200 @ A4

DATE :
MAY 2024



DWG NO:
2952