

# 42

KINGS HILL AVENUE



**42 Kings Hill Avenue,  
West Malling, Kent ME19 4AJ**

A two storey, air conditioned building set in the established Kings Hill Business Park.

**3,423 sq ft (318 sq m)**



**TO LET**



## KINGS HILL AVENUE West Malling, Kent

### Description

42 Kings Hill Avenue provides an attractive two storey brick building with two entrances at both ends connected by a central communal area with two atria providing good natural light to the building and including the male and female WCs.

The available space is on the ground floor and has recently been refurbished to include new carpeting, suspended ceilings and VRF air conditioning.

### Accommodation

The suite comprises the following IPMS (3) area:

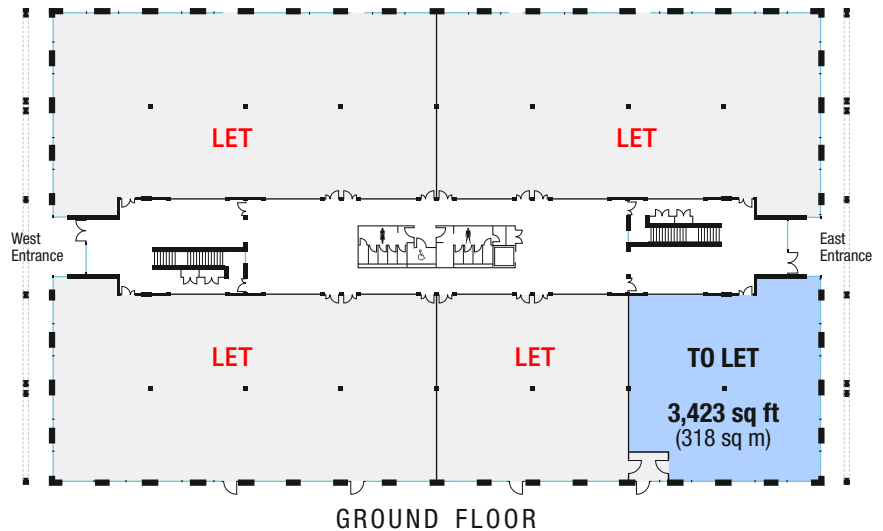
**3,423 sq ft (318 sq m) IPMS(3)**



### Location

Kings Hill Business Park is 2 miles from Junction 4 of the M20 via the A228 which in turn leads to the M26 / M25. Ebbsfleet International Station is approximately 25 minutes by road with the nearby West Malling station which provides regular services into London 5 minutes by road. There is a shuttle bus link between Kings Hill and the station.

Kings Hill has a whole range of amenities including golf club, David Lloyd Leisure Centre, pub, ASDA, ALDI and Waitrose supermarkets plus a number of shops and restaurants in Liberty Square.



GROUND FLOOR

### Specification

- Fully refurbished
- Dual access building with two reception entrances
- New VRF air conditioning
- Raised access flooring – 175mm clear void
- Suspended mineral fibre ceiling tiles with new compliant lighting
- 2.8m floor to ceiling height – 1.5m fit out grid
- Passenger lift
- 18 car parking spaces
- Male and female WC's plus disabled and shower facilities.

EPC – Rating C.

Terms - On application.

Availability - February 2025.

Viewing - Strictly by appointment through the sole agents:

Stephen Richmond: 07771 900682  
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