

The Coach House • Oasts Business Village • Red Hill • Wateringbury • Kent ME18 5NN Character Office Building – To Let – 2135 sq ft (198.45 sq m)

#### Location

Wateringbury is located approximately 2 miles to the south west of Maidstone, and approximately 6 miles to the north east of Tonbridge. Junction 4 of the M20 is approximately 4 miles to the north, via the A228 and Kings Hill.

The closest train station is Wateringbury, approximately 0.5 miles distant. The subject property is located a short distance to the north of the main crossroads in the middle of Wateringbury, just off Red Hill.

The Oasts Business Village comprises 3 period former agricultural buildings of character having been converted into individual office accommodation, approximately 13 years ago.

The development is approach by an un-adopted road, shared with other neighboring residential occupiers.

## Description

The Coach House comprises a detached office property, converted around 14 years ago, in a semi-rural location. The property is of brick construction with attractive weatherboard clad elevations. The roof is pitched with a clay peg tiled covering.

<u>Ground Floor</u> – Comprises 6 office areas, although with the ability to create open plan space. There are WCs and a kitchen.

First Floor - Comprise 3 office areas and a server room.

These offices are currently subject to refurbishment – they have been redecorated and re-carpeted, with new window blinds throughout. New LED lighting is shortly to be installed throughout the ground floor.

There is provision to park 14 cars - 11 to the front and side of the building, and 3 at the rear.

## **Floor Areas**

<u>Ground</u>	
Offices -	1210 sq ft (112.46 sq m)
Kitchen -	30 sq ft (2.80 sq m)
<u>First</u>	
Offices –	895 sq ft (83.19 sq m)
<u>Total</u> -	<b>2135 sq ft</b> (198.45 sq m)

These floor areas have been taken from the VOA website (business rates). Interested parties are advised to check these floor areas directly.

## Rent

£32,000 per annum, exclusive of all other outgoings.

## Terms

New lease terms by arrangement.

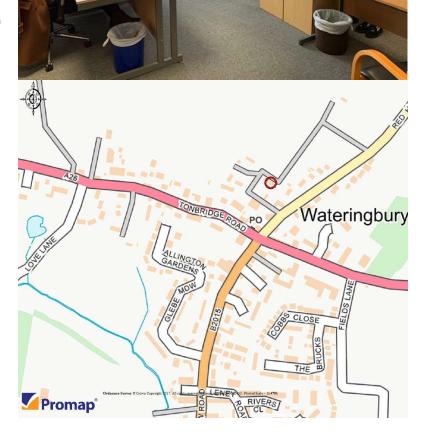
## **Business Rates**

Rateable Value is  $\pounds 25,000$ . Interested parties are advised to contact Maidstone Borough Council to find out the amount payable for the current year.

#### Viewings Strictly by appointment.

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chartered surveyors and property consultants

# COMMERCIAL

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