



chartered surveyors  
and property consultants



**The Coach House • Oasts Business Village • Red Hill • Watringbury • 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.

Ground Floor – 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

### Ground

Offices - 1210 sq ft (112.46 sq m)  
Kitchen - 30 sq ft (2.80 sq m)

### First

Offices - 895 sq ft (83.19 sq m)

**Total - 2135 sq ft (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 £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.

Details Revised : 27.02.20



**chartered surveyors  
and property consultants**

**COMMERCIAL**

Contact Rupert Farrant  
or Julie Chalmers on  
**01892 552 500**  
rupert@durlings.co.uk  
julie.chalmers@durlings.co.uk  
www.durlings.co.uk



22 Mount Ephraim Road, Tunbridge Wells, Kent TN11 1ED

Disclaimer: See website – durlings.co.uk