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**The Coach House • Oasts Business Village • Red Hill • Waterringbury • Kent ME18 5NN**

**Ground Floor Offices To Let - 692 to 1425 sq ft (64.29-132.44 sq m) – \*pending conversion works**



## 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 – Pending conversion works to create two self-contained, predominately open plan office suites, available separately or combined.

Each suite has their own WC and kitchen facilities.

Immediately to the front of the building there is a paved parking area.

## Floor Areas / Rents

Ground Floor	-	A –	64.29 sq m (692 sq ft) - £11,000
		B –	68.15 sq m (733 sq ft) - £13,000
		A & B –	132.44 sq m (1425 sq ft) - £23,000

## Terms

New leases by arrangement.

## Business Rates

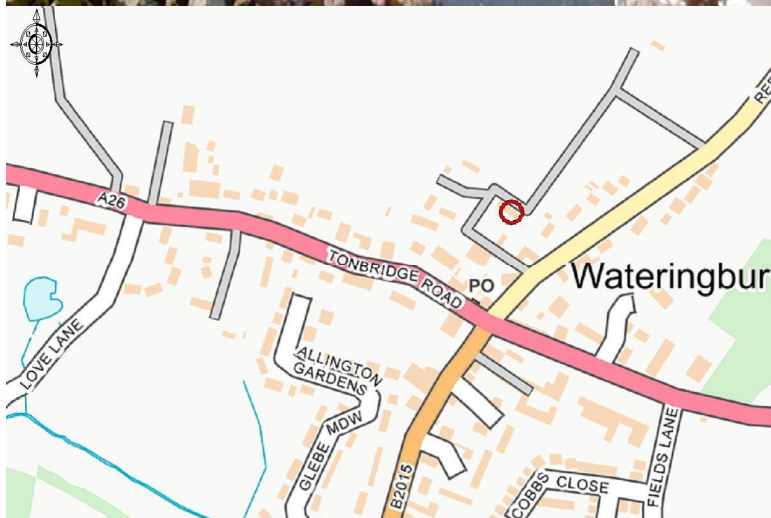
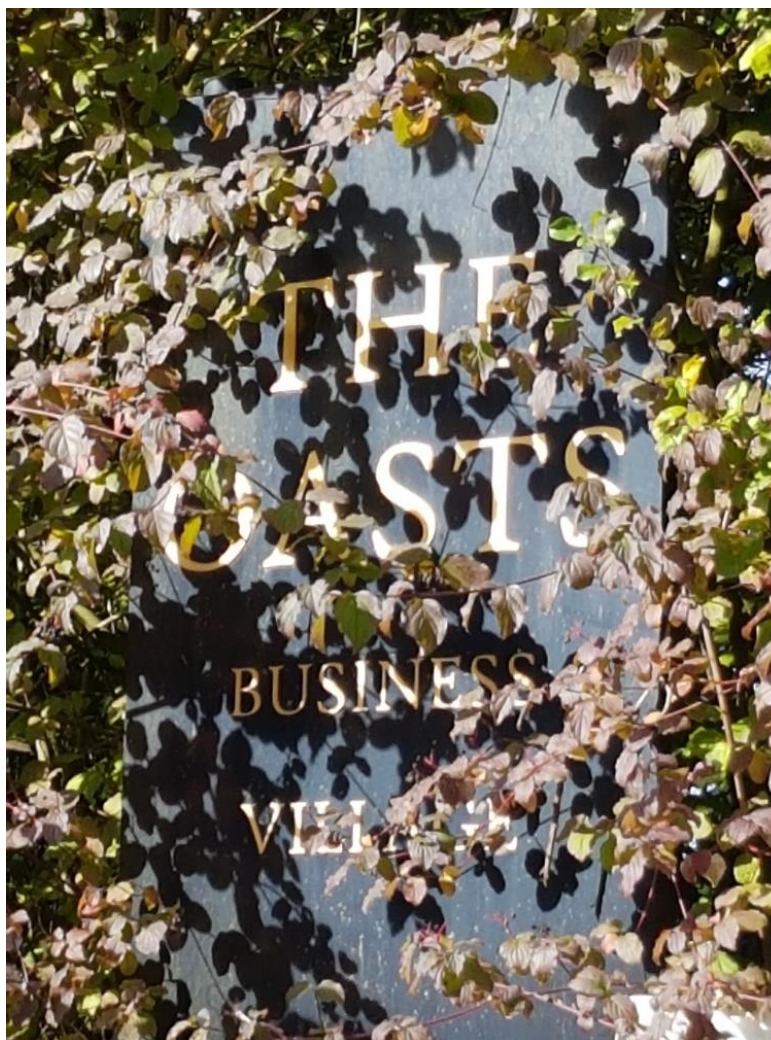
To be reassessed.

## Service Charge

On application.

## Viewings

Strictly by appointment.



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**COMMERCIAL**

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