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**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 filed 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 subject to refurbishment including: - a new boiler; new LED light cassettes, window blinds; re-carpeted and redecorated.

Immediately to the front, side and rear of the building there is provision to park 14 cars.

## 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

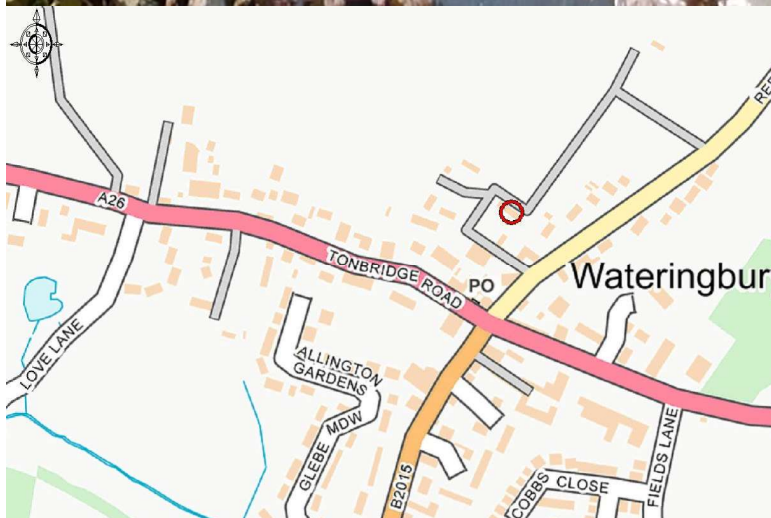
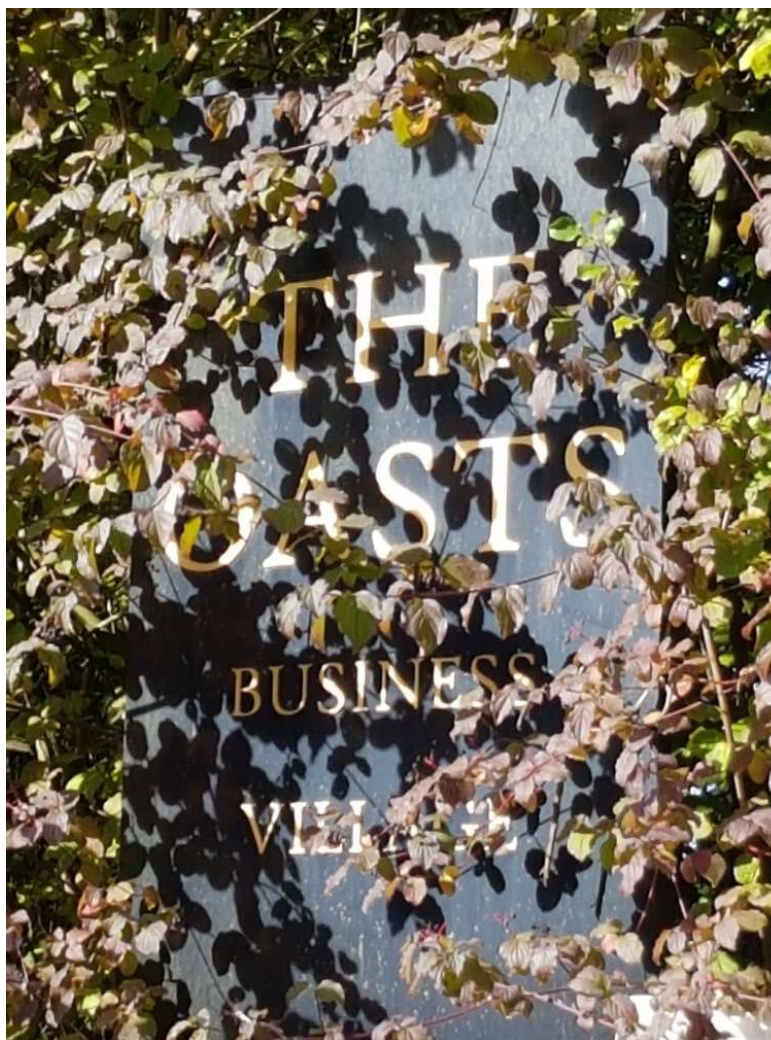
New lease terms by arrangement.

## 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.



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**COMMERCIAL**

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