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and property consultants



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

Ground Floor Offices To Let - 655 to 1465 sq ft (61-136 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 – | 75.21 sq m (810 sq ft) - £13,000 |
| | | B – | 60.81 sq m (655 sq ft) - £11,000 |
| | | A & B – | 136.02 sq m (1465 sq ft) - £23,000 |

Terms

New leases by arrangement.

Business Rates

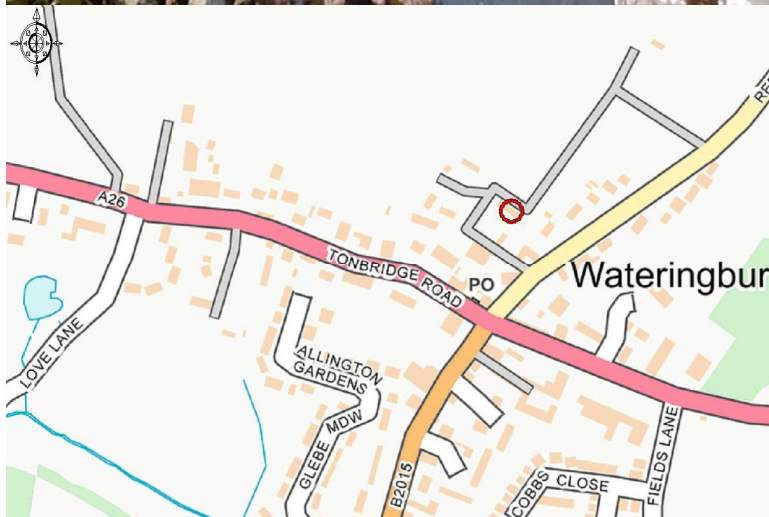
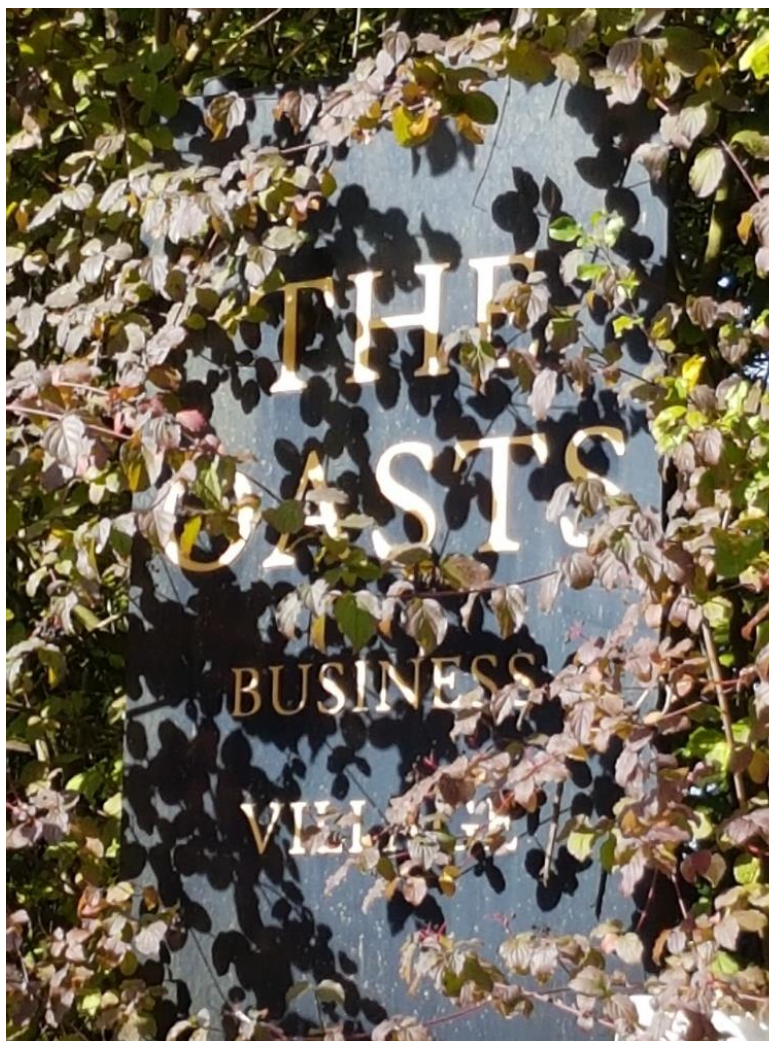
To be reassessed.

Service Charge

On application.

Viewings

Strictly by appointment.



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COMMERCIAL

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