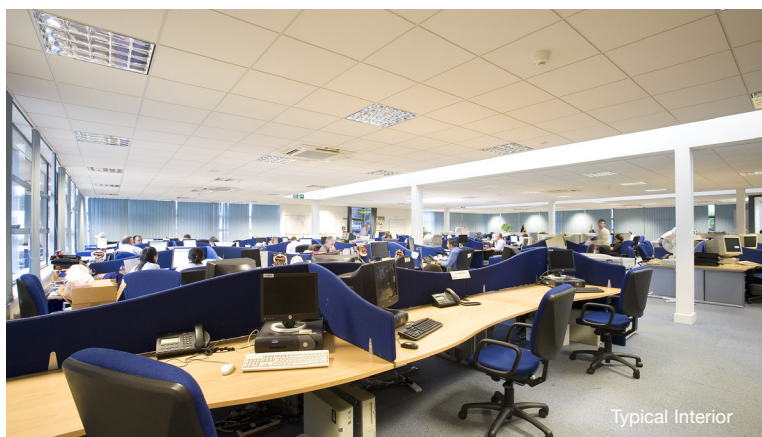




Typical Interior



Typical Interior



35 KHA

35 Kings Hill Avenue

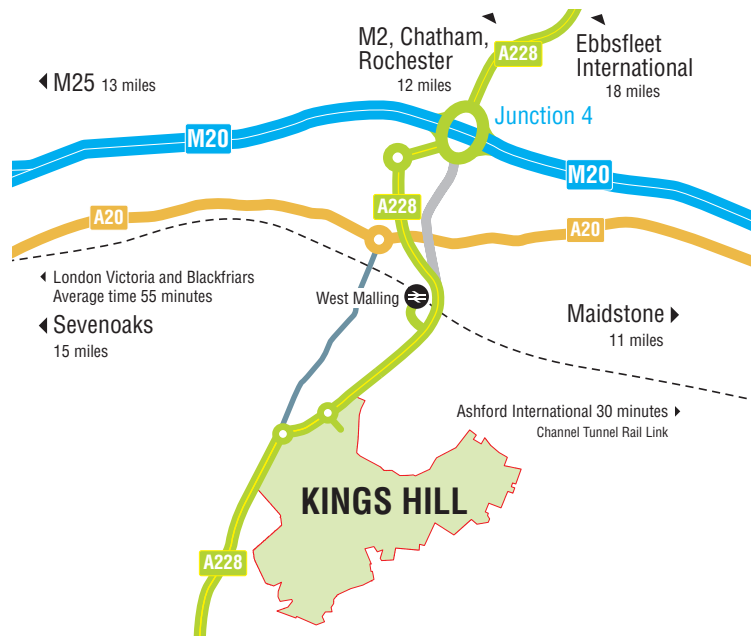
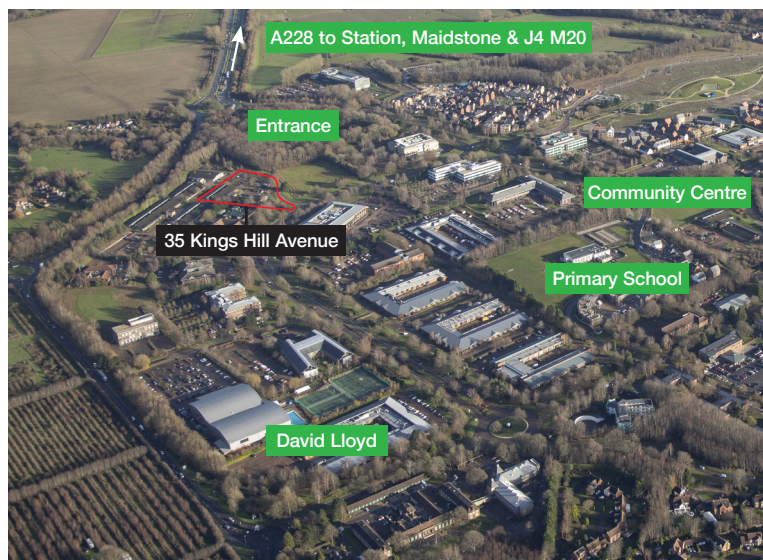
Kings Hill, J4 M20, Kent, ME19 4AX

Single storey office building providing a suite of  
**10,994 sq ft (1,021 sq m)**



[www.kings-hill.com](http://www.kings-hill.com)





## Location

Kings Hill is 2 miles from Junction 4 of the M20 which leads to the M26/ M25 and from there to Heathrow, Gatwick, Stansted and City airports. Ebbsfleet International is just 25 minutes by road. Free parking, plus car share scheme and shuttle bus link to West Malling for Kings Hill railway station, with services into London, are welcomed by visitors and staff alike.

With c9,000 people living in Kings Hill, business occupiers benefit from a doorstep pool of labour. Employees enjoy the village centre shops, pub, restaurants, day nurseries, golf course, cricket ground, sports park and David Lloyd fitness centre.

## Description

The building provides versatile, low maintenance, cost effective accommodation for a whole range of businesses. Single storey, with large, open floor plate and is of brick construction under a pitched cedar shingle roof set in landscaped surroundings.

## Specification

- > Quality communal entrance lobby.
- > VRF comfort cooling.
- > Gas fired central heating.
- > LED lighting.
- > Communal WC cores.
- > Suspended ceiling.
- > EPC B-43.

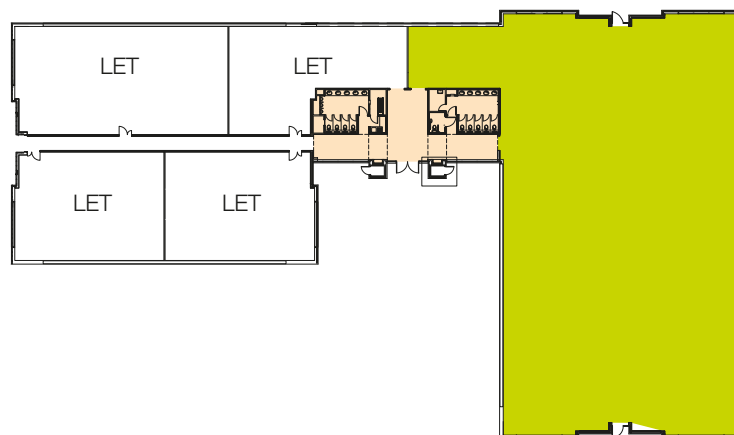
## Terms

On application.

## Kings Hill Property Management

A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

[www.kings-hill.com](http://www.kings-hill.com)



\*Floor Area (IPMS3)

	sq ft	sq m	parking spaces
Vacant suite	10,994	1,021	56

## Contacts

For further information please contact any of the following:

Marketing Office

T: 07966 568101

E: [cbirns@prologis.com](mailto:cbirns@prologis.com)

07525 210 656

[harrowsmith@prologis.com](mailto:harrowsmith@prologis.com)

Jack Riley 07867 002484 Tom Slater 07870 803314

Steve Richmond 07771 900682 Chris Birch 07976 681 951

David Cuthbert 07710 183423 Andy Tucker 07793 325308



MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. 04/23

Developed and managed by



# Only 2 miles from Junction 4 / M20