



INVICTA HOUSE, MAIDSTONE, ME14 1XQ

REDEVELOPMENT OR REPOSITIONING OPPORTUNITY IN A PROMINENT COMMUTER TOWN CENTRE LOCATION

OPPORTUNITY SUMMARY

- Invicta House occupies a prominent 1.40-acre site located in Maidstone town centre.
- The building is situated 70 metres from Maidstone East Train Station, providing direct rail services to London Bridge, London Victoria and Ashford International.
- The property extends to 86,176 sq ft GIA / 65,196 sq ft NIA of office accommodation arranged across lower ground, ground and 4 upper floors with a central atrium.
- Within the ownership is a c.250 space multi-storey car park which is adjacent to the main building.
- The property (previously occupied by Kent County Council until August 2025) is offered with full vacant possession. The property was formally declared surplus to the council's requirements in November 2025.
- Freehold.
- The site benefits from significant redevelopment potential including office refurbishment, residential, hotel or educational, subject to the necessary planning consents.
- The property is not currently within an Article 4 Directive.

Offers are invited on an unconditional basis for the Freehold interest.



LOCATION - MAIDSTONE, KENT

Invicta House is prominently located in Maidstone town centre, part of the Kent County Council civic campus at Sessions House Square. Maidstone town centre offers a vibrant mix of retail, leisure and cultural amenities and is the subject of ongoing investment and regeneration schemes.

The building is located within a 10-minute walk of the High Street, Fremlin Walk Shopping Centre and The Mall, offering access to a strong mix of national retailers. Fremlin Walk is anchored by a 100,000 sq ft multi-brand Frasers flagship store including Flannels and Sports Direct with further tenants in the centre including H&M, Boots, River Island and Waterstones. The Mall is anchored by Next, B&M, Matalan, Sports Direct and Superdrug.

Key leisure offerings in Maidstone include Maidstone Museum, Brenchley Gardens, Lockmeadow Health Club and Gravity Trampoline Park.

In addition, Maidstone has numerous open green spaces such as Whatman Park, Mote Park and Vinters Valley Nature Reserve.



1,116,556 People
within a 30-minute
drive time.



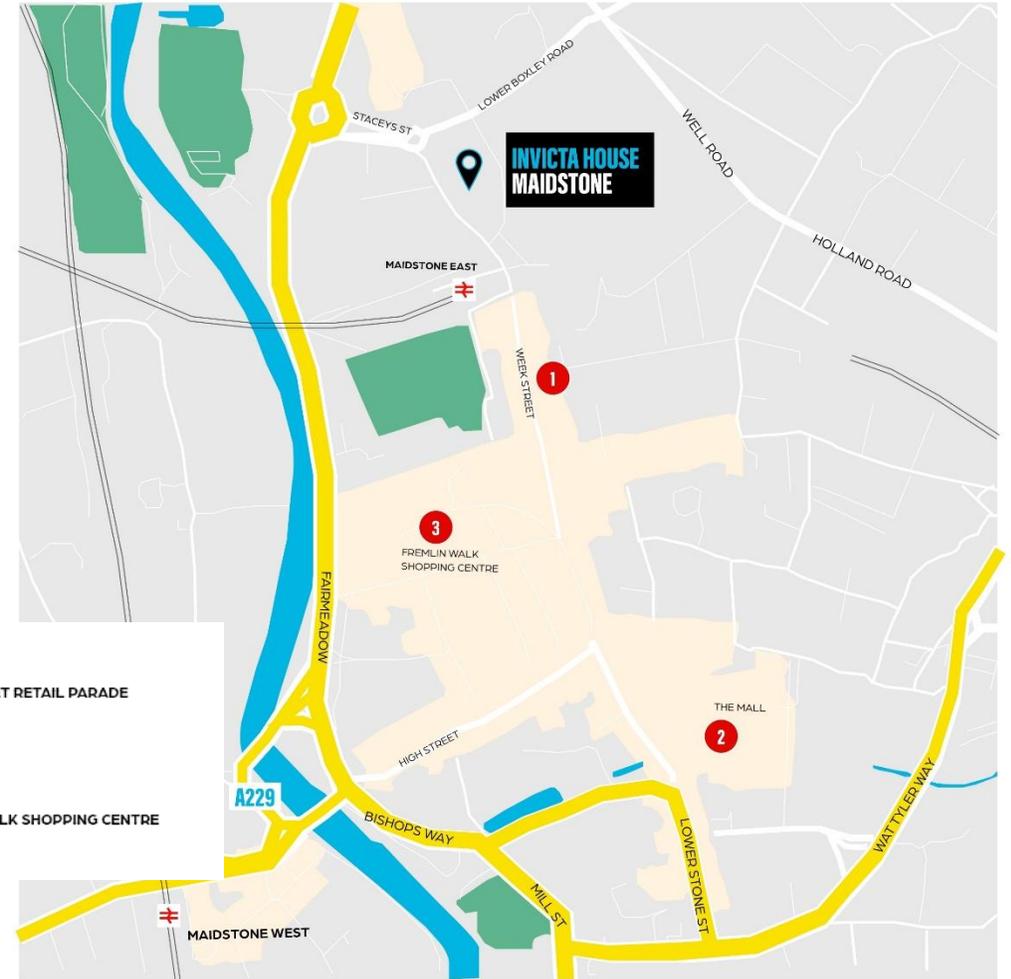
Average household income
of **£47,967** vs. a national
average of **£36,700**.



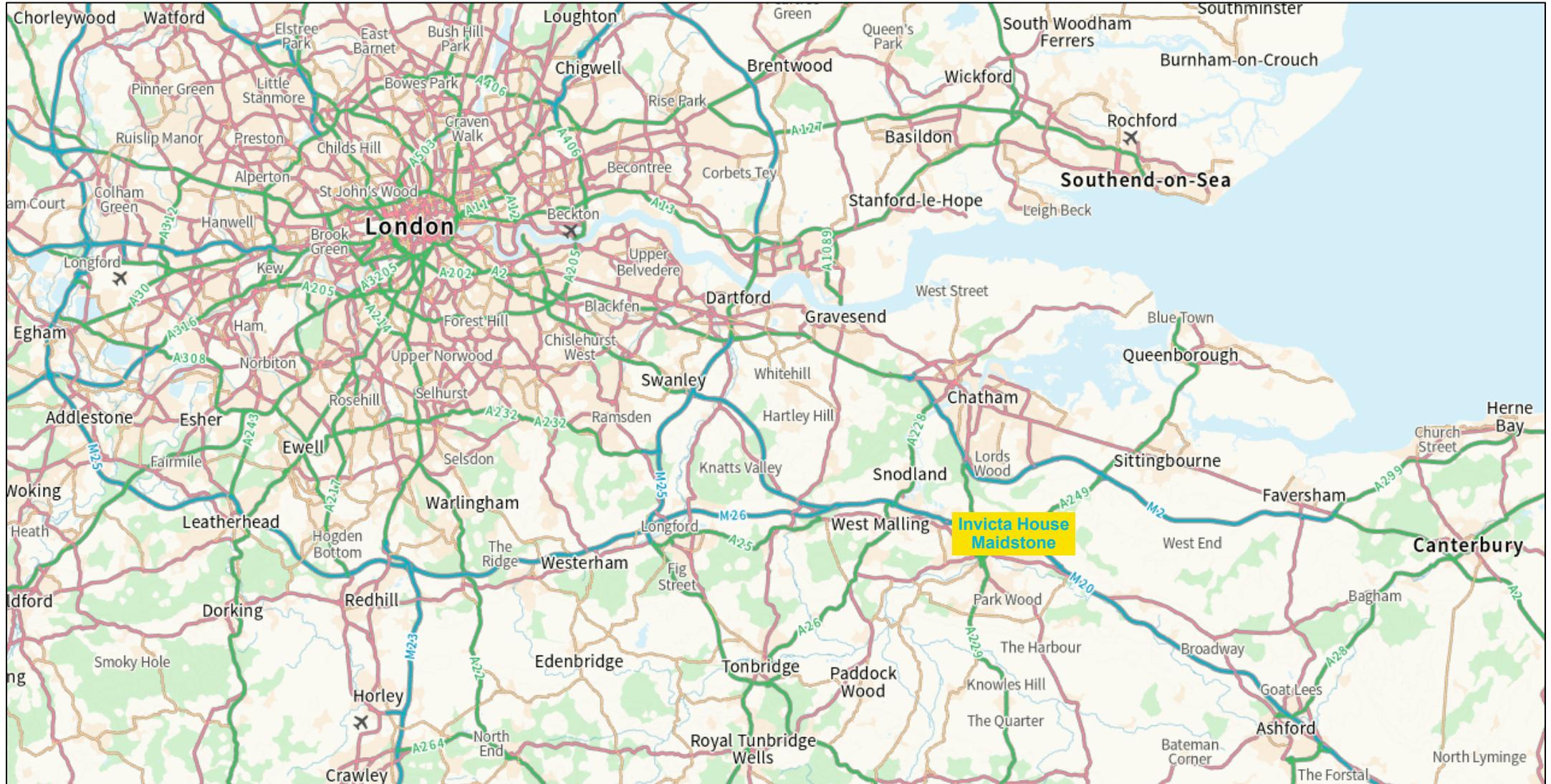
Workforce of 436,598
within a 30-minute drive
time.



Average house price of
£355,876 vs. a national
average of **£272,000**.



LOCATION PLAN



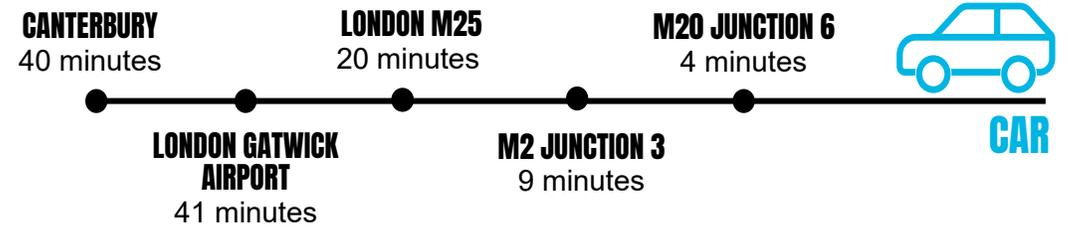
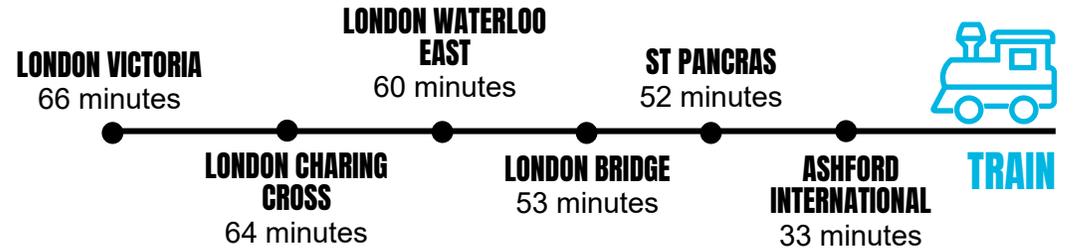
TRANSPORT AND CONNECTIVITY

Maidstone benefits from strong multi-modal connectivity, providing quick access to key regional and national transport networks.

Invicta House is located within 70 metres of Maidstone East Station, offering direct Southeastern services to London Bridge in 53 minutes, as well as connections to Ashford International in 33 minutes.

By road, the M20 motorway is easily accessible via Junctions 5–8, linking to the M25, M2, M26 and Channel ports. The A229 and A20 provide convenient routes to Tunbridge Wells, Canterbury, and the wider Kent region. Gatwick Airport can be reached in around 50 minutes by car, with Heathrow and Stansted accessible in just over an hour.

Invicta House is also well served by local bus routes, with frequent services operating from nearby stops and Maidstone Bus Station. These routes provide easy access to surrounding towns, residential areas, schools, and transport hubs.



THE PROPERTY

The building is of masonry construction comprising 86,176 sq ft (GIA) and 65,196 sq ft (NIA), arranged across 6 floors (lower ground, ground and four upper floors) around a covered central atrium.

The upper floors present in a hexagonal shape and range between 11,500-13,500 sq ft NIA. Each of the floors offer potential for subdivision into two or four office suites per floor.

Adjacent to the main office building is a multi-storey car park which offers c.250 spaces across 3 levels which is within the freehold ownership. It is currently used by the Council during the week with access granted to the public over the weekend.

The existing specification includes:

- 3 x passenger lifts
- Carpeted full access raised floors
- Air conditioning in part
- Mineral fibre suspended ceilings
- 2 x stair cores
- Male and female WCs on each floor
- Fitted kitchenettes on each floor
- LED lighting



SITE DESCRIPTION

SITE TENURE

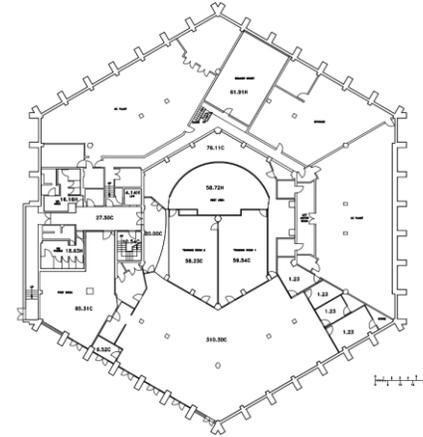
- Freehold
- 1.40 acres



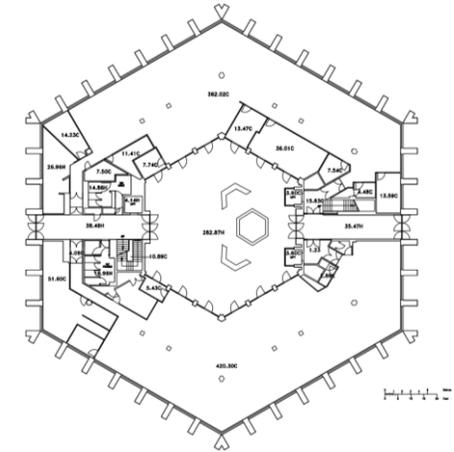
SCHEDULE OF ACCOMMODATION

Floor	Use	GIA (sq ft)	NIA (sq ft)
4 th	Office	17,534	11,647
3 rd	Office	16,361	13,293
2 nd	Office	14,122	10,979
1 st	Office	15,909	13,024
Ground	Office	14,854	11,743
Lower Ground	Office	7,395	4,510
TOTAL		86,176 sq ft	65,196 sq ft

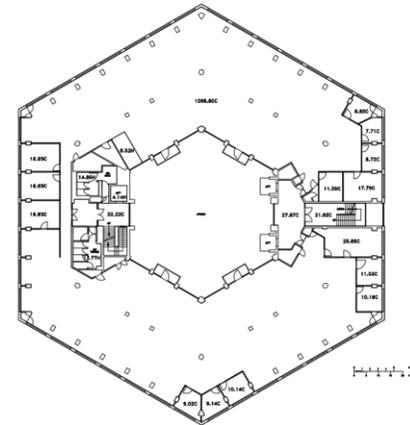
TYPICAL FLOORPLAN



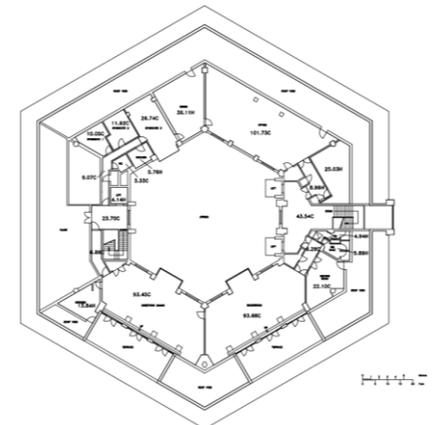
Lower Ground Floor



Ground Floor



Typical Upper Floor



Fourth Floor

MAIDSTONE OFFICE MARKET

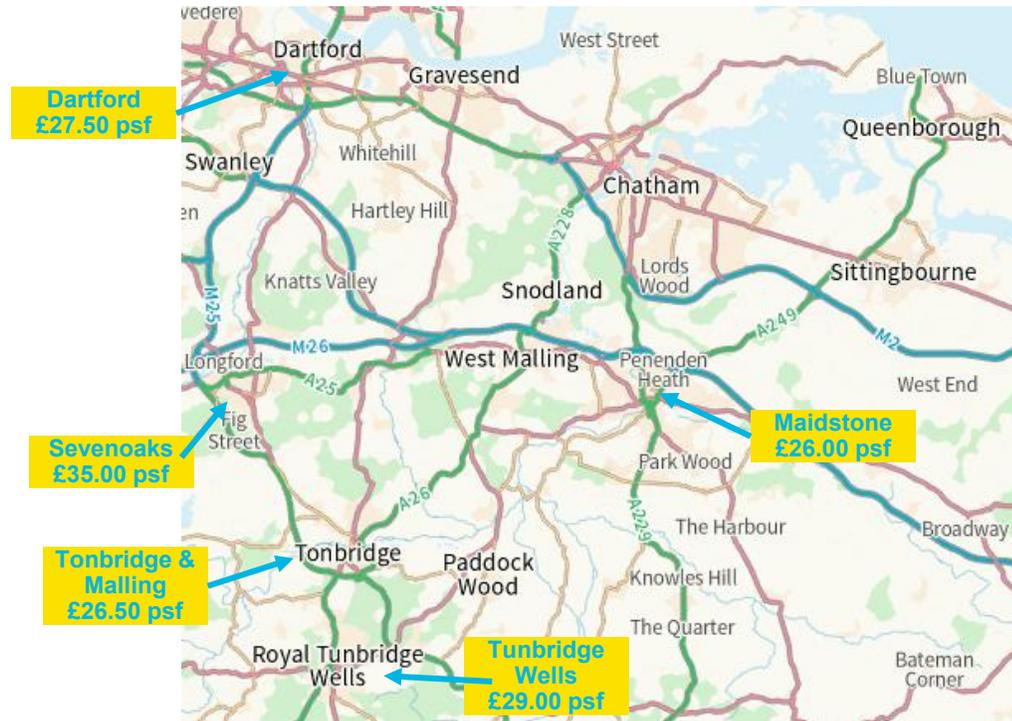
Maidstone remains one of Kent's key office locations, supported by a stable labour market, low unemployment and strong administrative functions.

The market benefits from active office hubs such as Maidstone Innovation Centre and Eclipse Park, which continue to attract high-quality occupiers across business services, healthcare and professional sectors. Vacancy has eased showing clear improvement in the supply and demand dynamic.

Rents remain competitive, offering businesses good value in terms of overall occupational costs relative to the wider region. Supply remains constrained with a lack of new stock being delivered in the area whilst office buildings continue to be redeveloped into residential under Permitted Development rights.

Maidstone's affordability, locational fundamentals and accessibility position it attractively for occupiers seeking cost-effective, well-connected premises within an amenity rich town.

RENT MAP



MAIDSTONE RESIDENTIAL OPPORTUNITY

RESIDENTIAL MARKET

Maidstone is an established residential market with strong transport links into Central London and the southeast, providing a desirable residential location for commuters.

Maidstone's Local Plan Review identified a need to deliver c.17,000 dwellings, across the borough, between 2024 and 2038 which sets a strong backdrop for the delivery of residential development.

Notably, the land to the north of Maidstone East Station on Sandling Road, has consent to provide 180 dwellings and 1,863 sq m of non-residential space. This supports a precedent for residential development within the town and will serve to benefit the immediate vicinity.



Maidstone's average house price in November 2025 was £355,876



The average house price in Maidstone has increased since November 2024 by 1.9%



The average flat price in Maidstone in November 2025 was £187,000

Data sourced from ONS 2025

The wider Maidstone residential market has seen growth in recent years, with new developments by Weston's (Springfield Park) and Redrow Homes (The Mill and The Old Grain Store) demonstrating this.

SPRINGFIELD PARK: This scheme was developed by Weston Homes and saw 502 new apartments brought to the market. The scheme was made up of a mixture of 1, 2 and 3 bedroom flats and has now sold out.

THE MILL: Developed by Redrow Homes this scheme has 1, 2 and 4 bed homes on the market from £225,000. Sales data from 2025 and 2024 show an average of £355 psf.

Two examples of recent residential repurposing sales include **East Court, Maidstone** which extends to 7,090 sq ft and sold in August 2024 for £1,050,000 (£104psf) and **Phillips House, Tunbridge Wells** which extends to 59,738 sq ft and is due to be redeveloped into 46 dwellings sold in December 2023 for £5,533,000 (£93psf).

PLANNING CONTEXT

- The existing use of the Property is as an Office with accompanying c.250 space car park.
- Invicta House currently sits outside of an Article 4 direction. It should be noted that there are ongoing consultations between Maidstone Borough Council and Kent County Council in this respect.
- Maidstone Borough Council aims to meet all its housing need by 2045 and The Maidstone Borough Council Local Plan Review, adopted in 2024, outlines objectives to deliver c.2,500 new homes within the town centre by 2038.
- The Local Plan is also supportive of developments that positively impacts economic activity across the borough, for uses that include offices, educational and tourism related development.



FURTHER INFORMATION

VAT

We understand the property is not opted to tax.

TENURE

Freehold (Title no. K384541)

DATA ROOM

Data room access through the below link:

<https://invictahouse-maidstone.co.uk>

EPC

Available in the data room.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner. Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.

FOR ALL ENQUIRIES AND VIEWINGS:

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