



## **Part 2nd Floor**

County Gate Two, Stacey's Street, Maidstone, ME14 1ST

### **Grade A Offices** **Edge of Town Centre**

**3,310 sq ft**  
(307.51 sq m)

- VRV air conditioning
- LED lighting with PIR
- Raised floor
- Metal ceiling tiles
- Glazed meeting rooms
- Kitchen / Breakout area
- 12 onsite parking spaces

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## Summary

<b>Available Size</b>	3,310 sq ft
<b>Passing Rent</b>	£85,232 per annum
<b>Business Rates</b>	We understand the rateable value from 1st April 2026 is £74,000 but you are advised to make your own enquires with Maidstone Borough Council
<b>Service Charge</b>	There is a service charge for the upkeep of the common parts of the building and external parts. Further information upon request.
<b>VAT</b>	VAT is applicable at the prevailing rate
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (34)

## Description

County Gate is a development of two office buildings completed in 2002 and extensively refurbished in 2021. The subject suite is located on the 2nd floor and is Grade A office space with 12 on site car parking spaces. The suite benefits from raised floors, VRV air conditioning, LED lighting, window blinds, kitchen and male, female and disabled WC's.

## Location

County Gate is only 1.4 miles from J6 of the M20, overlooking the A229 dual carriageway at the entrance to Maidstone. It is just 200m from Maidstone East Station serving London stations including London Victoria, London Bridge and Charring Cross within 50 minutes. Fremlin Walk shopping centre is a short walk together with the Millennium River Park

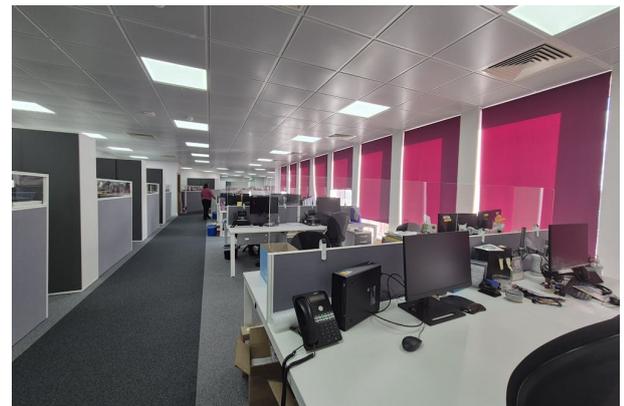
## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
2nd - Offices	3,310	307.51

## Terms

Available by way of an assignment of the existing effective full repairing and insuring lease (via service charge) expiring 8th February 2037 with a tenants option to break 9th February 2032.



## Viewing & Further Information



### Graham Starling

01622 672233 | 07710 199901  
gs@martinewaghorn.co.uk



### Robert Martine

01622 672233 | 07812 164698  
rmm@martinewaghorn.co.uk