



39 KINGS HILL AVENUE, WEST MALLING, ME19 4SD

OFFICE TO LET

1,947.19 SQ FT (180.90 SQ M)



Summary

Grade A Offices To Let In Established Office Park

Available Size	1,947.19 sq ft
Rent	Rent on application
Business Rates	To Be Confirmed
Service Charge	To Be Confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A (18)

- Plenty of parking shared by the estate
- Furniture to be included with a new letting
- Air conditioned throughout
- Grade A fully fitted office space
- Key Fob entry System
- EPC A office building
- Close to local amenities



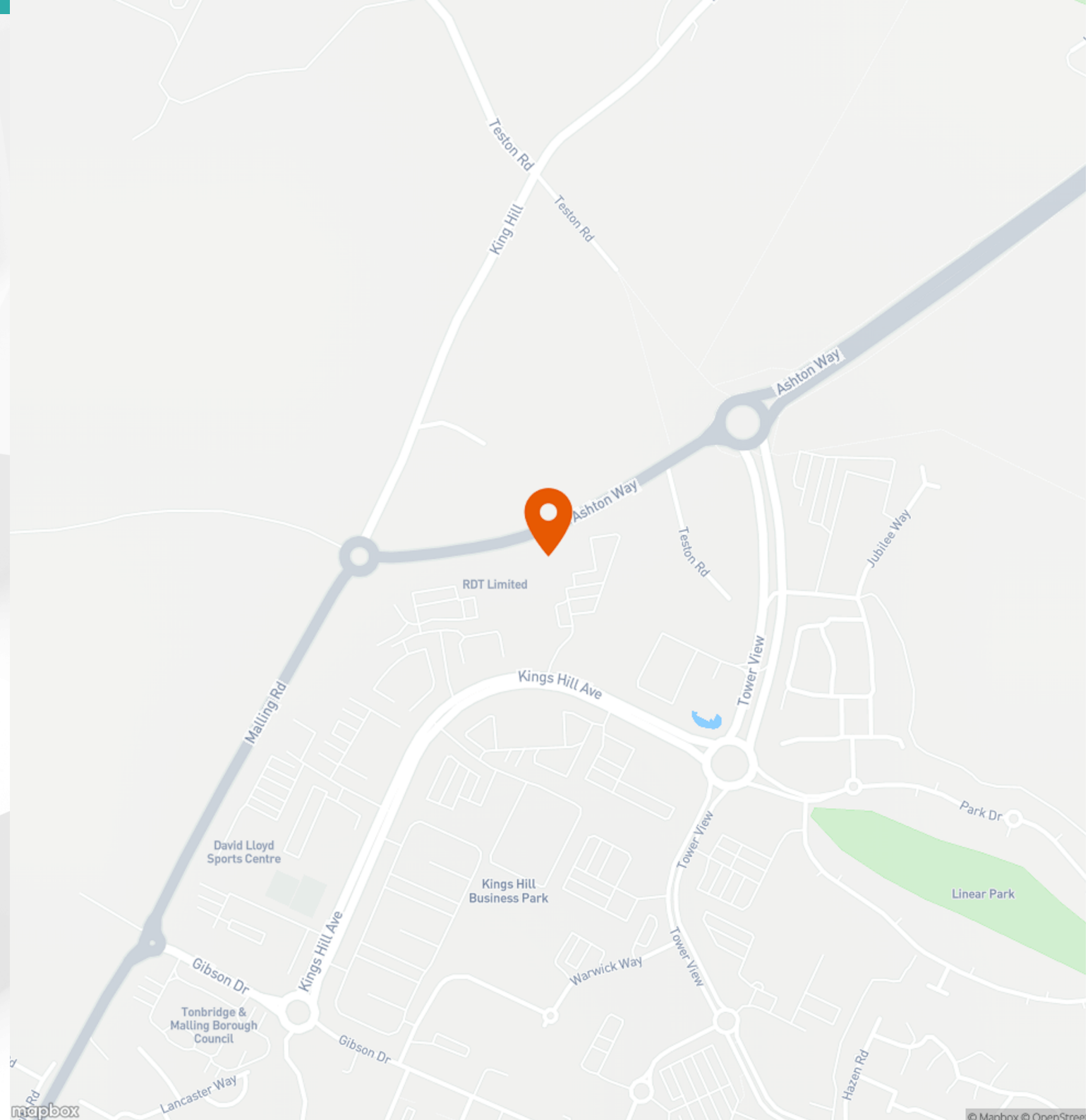
Location



39 Kings Hill Avenue, Kings Hill, West Malling, ME19 4SD

39 Kings Hill Avenue is situated within Kings Hill, a well-established mixed-use business and residential community in Kent, approximately 3 miles south-east of West Malling and around 8 miles west of Maidstone. The location benefits from excellent strategic connectivity, with Junction 4 of the M20 approximately 2 miles away, providing access to the M26 and M25 and the wider motorway network. West Malling railway station is also within close proximity and provides regular services towards London.

The property occupies a prominent position on Kings Hill Avenue within the established Kings Hill Business Park, surrounded by a range of office and commercial occupiers. The property benefits from convenient access to the A228, which runs through the Kings Hill development and provides a direct connection to Junction 4 of the M20. Kings Hill offers a wide range of amenities for occupiers, including shops, cafés, restaurants and leisure facilities.





Further Details

Description

The property comprises a modern office suite within an attractive and established office complex. The suite can be taken fully fitted with existing furniture, providing a convenient option for an incoming occupier. The building benefits from communal WCs, 24-hour security, fob entry and intercom access, together with attractive landscaped gardens. Generous on-site parking is available on a first come, first served basis.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite	1,947.19	180.90
Total	1,947.19	180.90

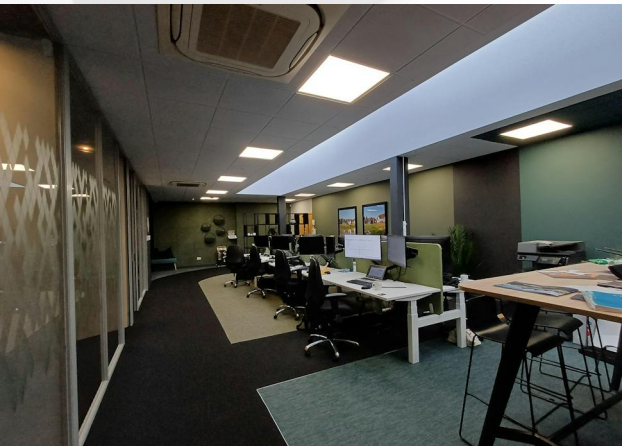
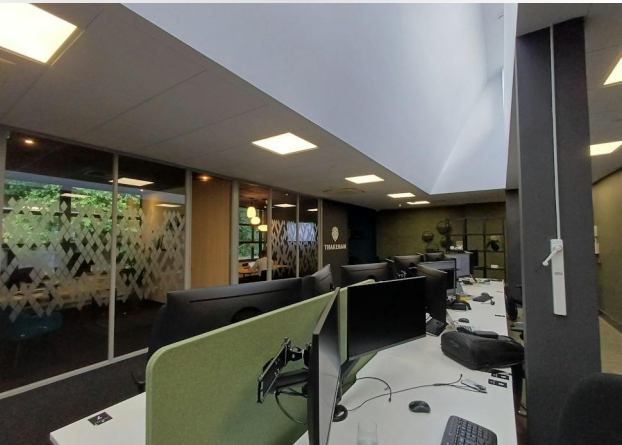
Terms

The office is available by way of lease assignment or a new lease to be negotiated and agreed with the landlord.

The existing lease expires on 4th September 2033, with a tenant only break option and a rent review 4th September 2028. The current passing rent is £50,775 per annum.

AML Documentation

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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