



## 1st Floor Gail House

Lower Stone Street, Maidstone, ME15 6NB

**Modern town centre air  
conditioned offices.**

**LET - 3,173 sq ft**

**Remaining office space -**

**4,261 sq ft**

(395.86 sq m)

- Air conditioning
- Lighting to be upgraded to LED
- Suspended ceilings
- Window blinds
- Raised floors
- 15 Parking spaces (1:297 sq ft)

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## Summary

<b>Available Size</b>	4,261 sq ft
<b>Rent</b>	£80,960 per annum Rent payable quarterly in advance. The landlords reserve the right to request a rent deposit.
<b>Rates Payable</b>	£5.35 per sq ft The suite is to be reassessed but the tenant will be responsible for paying business rates direct to the Maidstone Borough Council. Interested parties should make their own enquires direct to the council.
<b>Rateable Value</b>	£79,000
<b>Service Charge</b>	There is a service charge for the upkeep of the building and common parts. Further information upon request
<b>EPC Rating</b>	C (74)

## Description

Gail House is a 3 storey purpose built office development constructed in 1990. There is a manned reception, separate WC's to each floor and private parking to the rear by way of a barrier operated system. The remaining suite which is to be refurbished provides new office entrance to suite, LED, raised floors and air conditioning.

## Location

Gail House is prominently located on Lower Stone Street (A229) in an accessible position within easy walking distance of Maidstone town centre shopping, banking and transport facilities, as well as the Magistrates and County Courts.

The property is equidistant between Maidstone East and Maidstone West railway station providing excellent access to London Victoria, Charing Cross, St Pancras and Ashford International.

## Accommodation

The floor comprises the approximate net internal area of:

Name	Sq ft	Sq m	Availability
1st - Suite A	3,173	294.78	Let
1st - Suite B	4,261	395.86	Available

## Terms

Available to let on new lease for a term to be agreed.

## Legal Costs

Each party to bear their own costs



## Viewing & Further Information



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