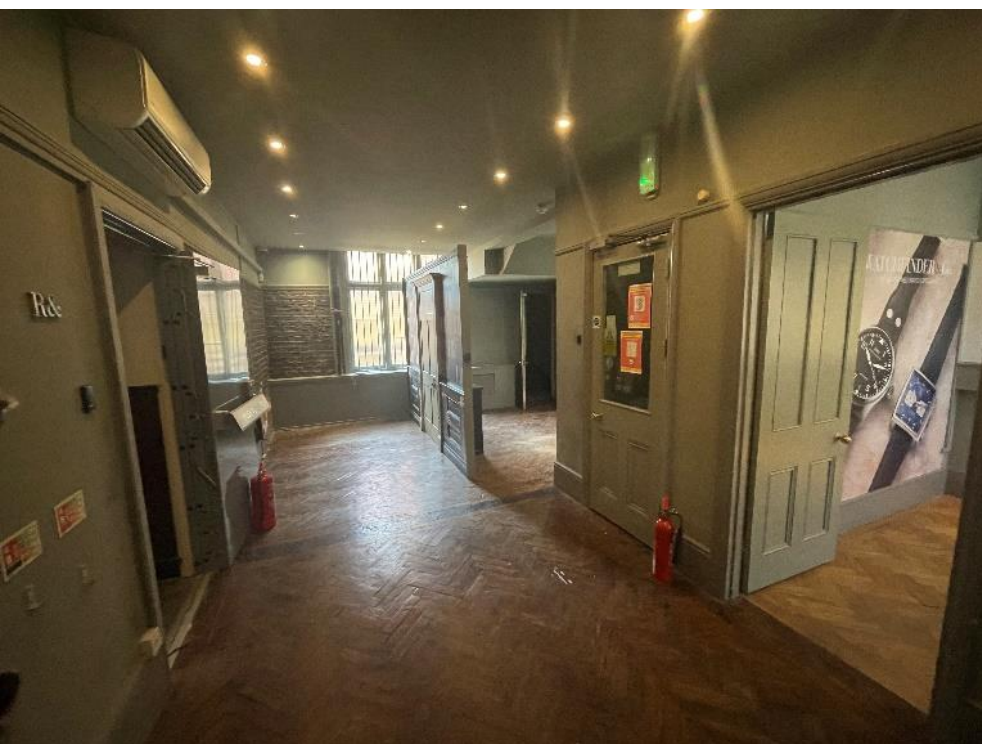


**PART GROUND & FIRST FLOOR
INVICTA HOUSE, PUDDING LANE,
MAIDSTONE, KENT, ME14 1NX**



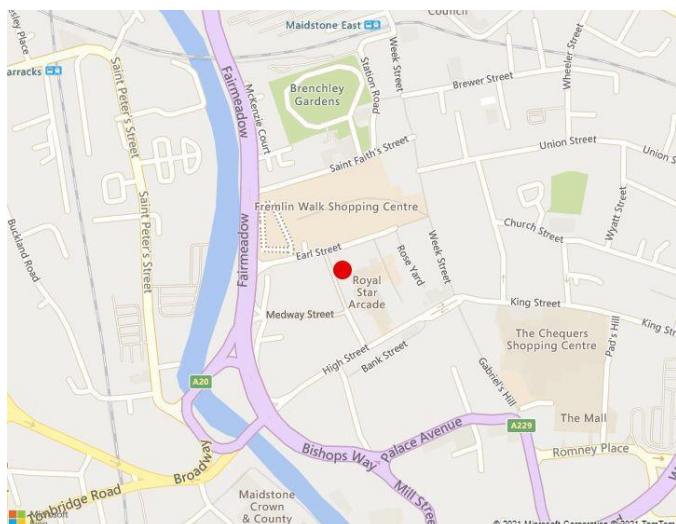
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Town centre ground & first floor offices
- £29,000 per annum
- Secure basement storage
- 2,486 sq ft NIA
- Suitable for alternative uses due to "E" planning use class

PART GROUND & FIRST FLOOR, INVICTA HOUSE, PUDDING LANE, MAIDSTONE, KENT, ME14 1NX



Location

Invicta House is in Pudding Lane, a popular office location in the commercial heart of Maidstone, Kent's County town and administrative centre. Good access is provided to Junction 6 of the M20 (1.5 miles) via the A229 dual carriageway (100 yards). Maidstone East mainline railway station, providing services to London is within a ten minute walk. Week Street and the Fremlin Walk retail scheme, the principal shopping area, is within a five-minute walk.

Description

To Let – Ground Floor & First Floor Town Centre Offices

Accommodation

The property comprises town centre offices arranged across the ground & first floor, with a secure basement area.

Area	Sq Ft	Sq M
Ground Floor	488	45.33
First Floor	1,998	185.59
Total NIA	2,486	230.92

EPC

Awaited

Rateable Value

RV £14,250 @ 49.9p in the £

Rates payable £7,110.75 for the year 2021/22

Rent/Price

£29,000 per annum exclusive

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear their own legal costs

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

Viewing



Matthew Sadler

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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.