



**jamescommercial**  
property consultants

93-95 High Street | **Maidstone** | Kent  
**OFFICES WITH PARKING** | **TO LET**

# 93-95 High Street | Maidstone | ME14 1SA | SELF-CONTAINED OFFICES TO LET

- first, second & third floors
- 701.86 m<sup>2</sup> (7,555 ft<sup>2</sup>) approx
- 'e' use class (formerly b1 offices)
- rent: £69,500 per annum exclusive
- includes 3 car parking spaces
- alternative uses considered - stp

## DESCRIPTION

Self-contained commercial upper parts, comprising first floor former bank offices arranged as various office rooms, kitchen and WC with a good ceiling height and natural light. The second and third floors provide further office rooms, additional kitchen and WC's. There are also 3 car parking spaces at the rear.

We understand that the premises benefit from 'E' Use Class (formerly B1 Offices). Alternative uses such as Leisure (Gym), Educational, Medical, Training, Religious or a Nightclub will be considered.

## LOCATION

Situated on the High Street, between Gabriel's Hill and Mill Street in Maidstone town centre, close to the Royal Star Arcade, Fremlin Walk and The Mall Shopping Centres.

Various amenities can be found close by, such as cafes, restaurants, take aways, pubs, convenience stores, a post office, library, hotel, leisure centre, gyms and car parks.

Maidstone East & West mainline railway stations are both within walking distance, providing services to London Victoria, Ashford, Canterbury, Strood, Paddock Wood, St Pancras & Tonbridge. There are also various buses serving the area located directly opposite the premises on the High Street.

## ACCOMMODATION

|              |                             |                             |            |
|--------------|-----------------------------|-----------------------------|------------|
| First Floor  | 306.57                      | 3,300                       |            |
| Second Floor | 213.21                      | 2,295                       |            |
| Third Floor  | 182.08                      | 1,960                       |            |
| <b>Total</b> | <b>701.86 m<sup>2</sup></b> | <b>7,555 ft<sup>2</sup></b> | <b>NIA</b> |

## TENURE

A new Full Repairing & Insuring Lease is available, on terms to be agreed.

## BUSINESS RATES

We were unable to obtain a current rateable value. Please contact Maidstone Borough Council on 01622 602000 to confirm what amount is actually payable per annum.

## VIEWINGS

By appointment through joint sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



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