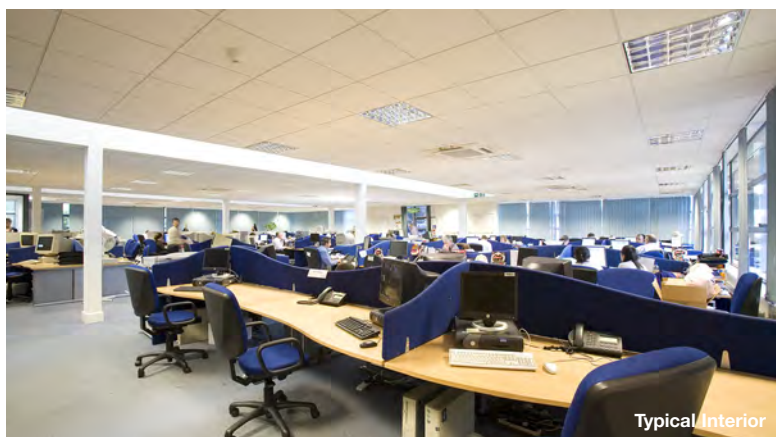




Typical Interior



Typical Interior



35 KHA

35 Kings Hill Avenue

Kings Hill, J4 M20, Kent

Single storey office building providing two suites of

**1,694 sq ft (157.4 sq m) (IPMS3)
with 9 parking spaces**

**1,697 sq ft (157.7 sq m) (IPMS3)
with 8 parking spaces**

KINGS HILL



www.kings-hill.com



Location

Kings Hill is 2 miles from Junction 4 of the M20 which leads to the M26/ M25 and from there to Heathrow, Gatwick, Stansted and City airports. Ebbsfleet International is just 25 minutes by road. Free parking, plus car share scheme and shuttle bus link to West Malling for Kings Hill railway station, with services into London, are welcomed by clients and staff alike.

With c9,000 people living in Kings Hill, business occupiers benefit from a doorstep pool of labour. Employees enjoy the garden village, shops, day nurseries, golf course, cricket ground, sports park and David Lloyd fitness centre.

Description

The building provides versatile, low maintenance, cost effective accommodation for a whole range of businesses. Single storey, with large, open floor plate and is of brick construction under a pitched cedar shingle roof set in landscaped surroundings.

Specification

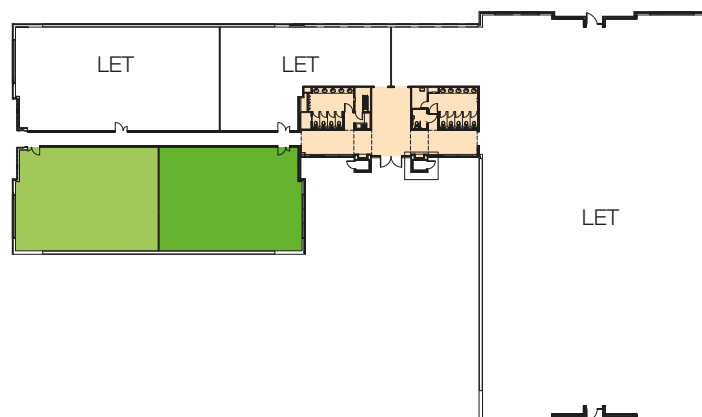
- Quality communal entrance lobby.
- Gas fired central heating, naturally ventilated.
- VRF air conditioning a tenant option.
- Lighting.
- Communal WC cores.
- Suspended ceiling.
- EPC - C58

Terms - On application.

Kings Hill Property Management

A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

www.kings-hill.com



Floor Area (IPMS3)

	sq ft	sq m	parking spaces
Vacant Suite	1,694	157.4	9
Vacant Suite	1,697	157.7	8

35KHA: 35 Kings Hill Avenue, ME19 4AX

Marketing Office
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MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. 01/08/19

Developed and managed by



Only 2 miles from Junction 4 / M20