



Typical Floor Plate



Typical Interior



39 KHA

39 Kings Hill Avenue

Kings Hill, J4 M20, Kent

Single storey office building providing suite of

2,043 sq ft (189 sq m)

12 car 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 visitors and staff alike.

With c9,000 people living in Kings Hill, business occupiers benefit from a doorstep pool of labour. Employees enjoy the village centre shops, pub, restaurants, 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. The single storey building is of brick construction and sits under a pitched cedar shingle roof and is set in landscaped surroundings.

Specification - currently benefits from tenant fit out

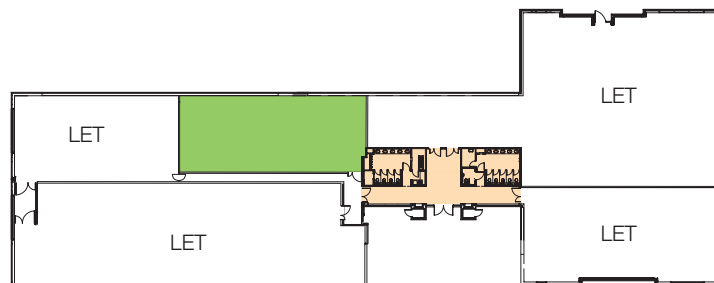
- Quality communal entrance lobby.
- Gas fired central heating, naturally ventilated.
- Suite benefits from tenant installed comfort cooling.
- Recessed lighting.
- Communal WC cores.
- Suspended ceiling.
- EPC-C68.

Terms - On application.

Kings Hill Property Management

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

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Floor Area (net internal approx)

	sq ft	sq m	parking spaces
Vacant Suite	2,043	189	12

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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. 22/03/2021

Developed and managed by



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Only 2 miles from Junction 4 / M20