



Typical Floor Plate



Reception Area



17 KHA

17 KINGS HILL AVENUE

Kings Hill, J4 M20, Kent, ME19 4UL

A two storey, air conditioned office building
- ground floor suite providing

9,173 sq ft (852 sq m)



www.kings-hill.com

Kings Hill Amenities

Kings Hill, J4 M20, Kent



Liberty Square

Costa
Stone Hairdressers
Kings Hill Shoe Repairs
Kings Hill Vets
Kings Hill Opticians
Kings Hill Dental Practice
Dominoes
Humphreys Fish and Chips
Turmeric Square Indian Restaurant
Memphis Belle Sandwich Shop

David Lloyd
— CLUBS —

THE SPITFIRE

INFINITY FITNESS UK

WAITROSE
& PARTNERS

VIAT
VALLEY INVICTA
PRIMARY SCHOOL

ASDA

Kings Hill School
Primary & Nursery

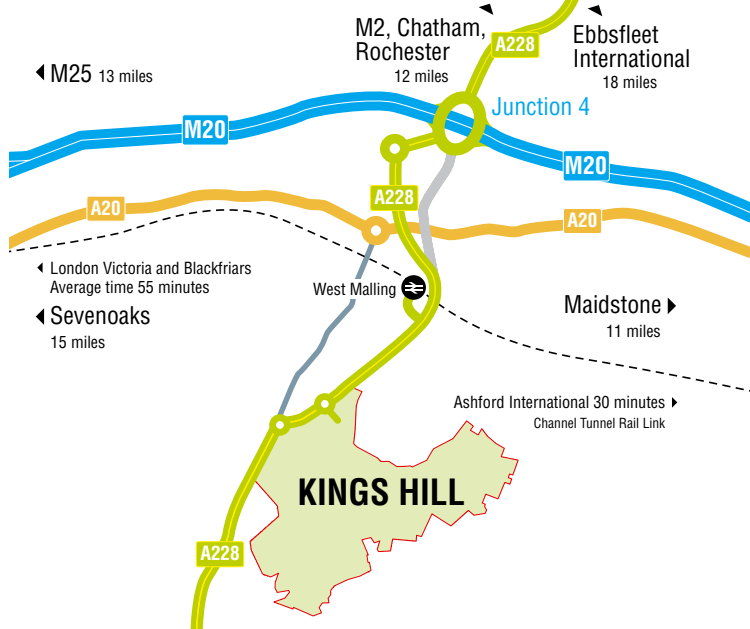


Kings Hill
Golf Club

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

17 Kings Hill Avenue comprises two storeys, each floor being arranged as wings of office space accessed from a central core. The landscaped entrance and timber clad elevation, provides a fresh and striking approach to the building.

The external treatment complements the design approach developed for the entrance lobby, stair and communal cores. Utilising a simple palette of materials; dark ceramic tiled floors, white walls and American white oak doors, along with a new lighting installation, a simple, clean and bright communal entrance has been achieved.

The bright and generous office floors, with views over the surrounding landscape and central landscaped courtyard, have been designed to allow flexibility to subdivide and configure into both cellular and open plan office environments.

Specification - currently benefits from tenant fit out

- > VRF air conditioning system.
- > Gas fired central heating.
- > Suspended ceilings with recessed LG7 lighting complete with presence and daylight controls.
- > Easily accessible storage in roof.
- > Raised access floor with 150mm void.
- > 13 person hydraulic passenger lift.
- > WC cores with showers on the ground floor.
- > EPC - B43

Terms

On application

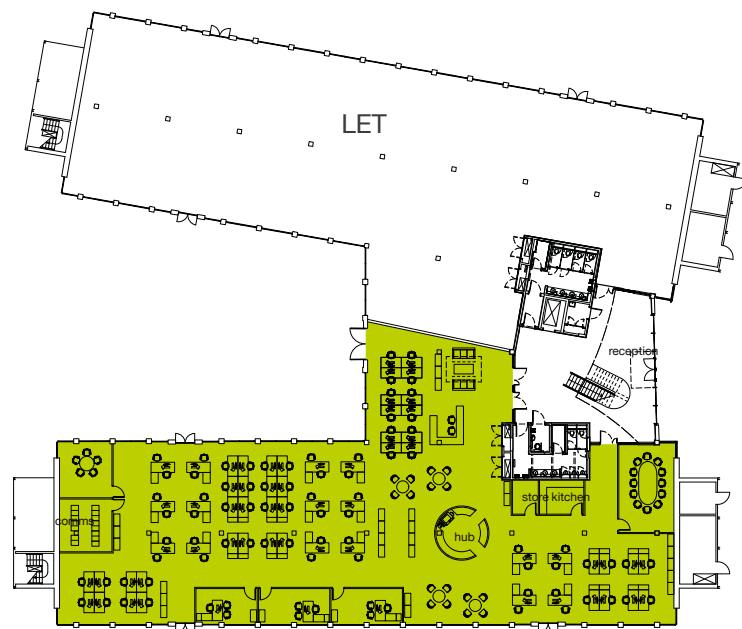
Kings Hill Property Management

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

www.kings-hill.com

Ground floor

(for indicative purposes)



Floor Area (IPMS3)

	sq ft	sq m	parking spaces
Ground floor suite	9,173	852	48

Contacts

For further information please contact any of the following:

Marketing Office

T: 07966 568101

07525 210 656

E: cbinns@prologis.com

harrowsmith@prologis.com

Jack Riley Tom Slater
07867 002484 07870 803314

Steve Richmond Chris Birch
07771 900682 07976 681 951

David Cuthbert Andy Tucker
07710 183423 07793 325308



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. 03/23

Developed and managed by



Only 2 miles from Junction 4 / M20