



Typical Interior



Service Courtyard

18 KHA

18 Kings Hill Avenue

Kings Hill, J4 M20, Kent, ME19 4AE

A self-contained, air conditioned office flex building providing

6,997 sq ft (650 sq m)

- 11,356 sq ft (1,056 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

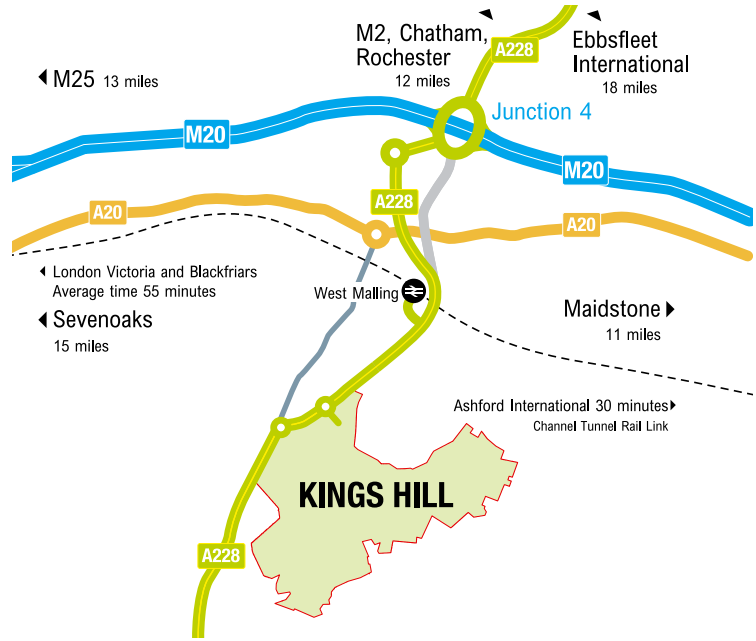


Kings Hill
Golf Club

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

The building, designed by Michael Kilgour Architects, provides versatile, low maintenance, cost effective accommodation for a whole range of businesses. It can be configured for research and development, high-tech production, disaster recovery, call centres, office, ancillary storage or any combination of these functions.

The single storey building footprint is designed around a service courtyard, providing self contained space with dedicated entrances and adjacent car parking.

Specification - the building has been refurbished and upgraded to provide:

- > New high specification 3 pipe VRV air conditioning throughout
- > 4 WC cores with male/female and accessible facilities
- > Raised floors with 155 mm void and full carpeting
- > Single storey building providing 3.2m clear ceiling height
- > Suspended ceiling with recessed LED lighting
- > Front and rear access, service courtyard
- > EPC – C52

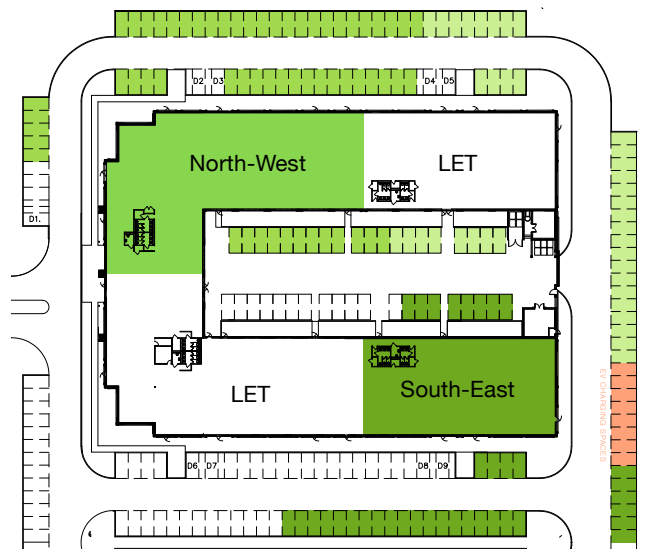
Terms

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 (gross internal approx)

	sq ft	sq m	parking spaces
North-West	11,356	1,055	48
South-East	6,997	650	29

* The building is available in any combination of the above
 ** Parking allocations tbc upon measurement, including extra unofficial spaces in service courtyard
 *** 8 Electric Vehicle charging points

Contacts

For further information please contact any of the following:

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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. 04/23

Developed and managed by



Only 2 miles from Junction 4 / M20