



11 TV

11 Tower View

Kings Hill, J4 M20, Kent, ME19 4UY

Office suite providing

**6,548 sq ft (608 sq m)**

KINGS HILL



[www.kings-hill.com](http://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



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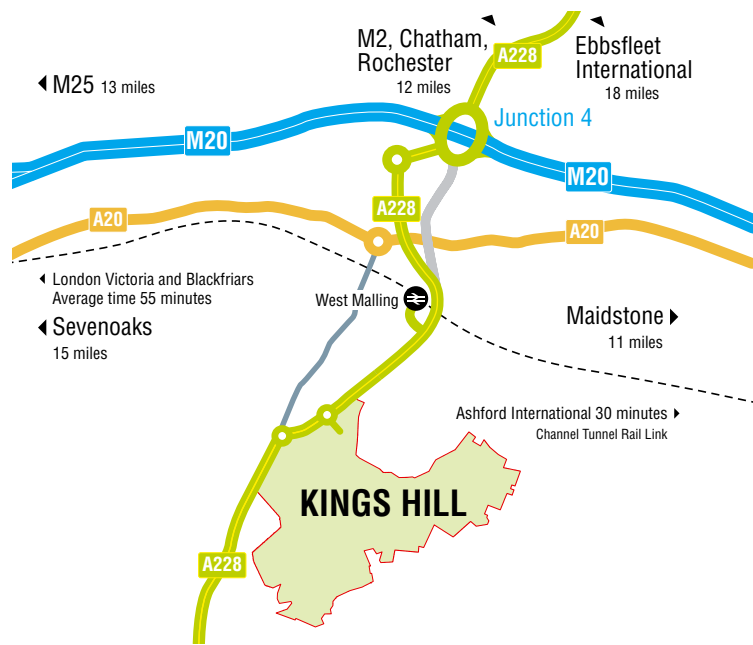
A228 to Station, Maidstone & J4 M20

Entrance

11 Tower View

Community Centre

Retail



## 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

11 Tower View is a two storey air conditioned office building.

## Specification

- > The demise benefits from the previous tenant's fit out.
- > Impressive glass atrium entrance and lobby area.
- > Air conditioning.
- > Suspended ceilings with recessed lighting.
- > Carpeted raised floors.
- > 13 person passenger lift.
- > Communal WC cores, with shower facilities.

## Terms

On application.

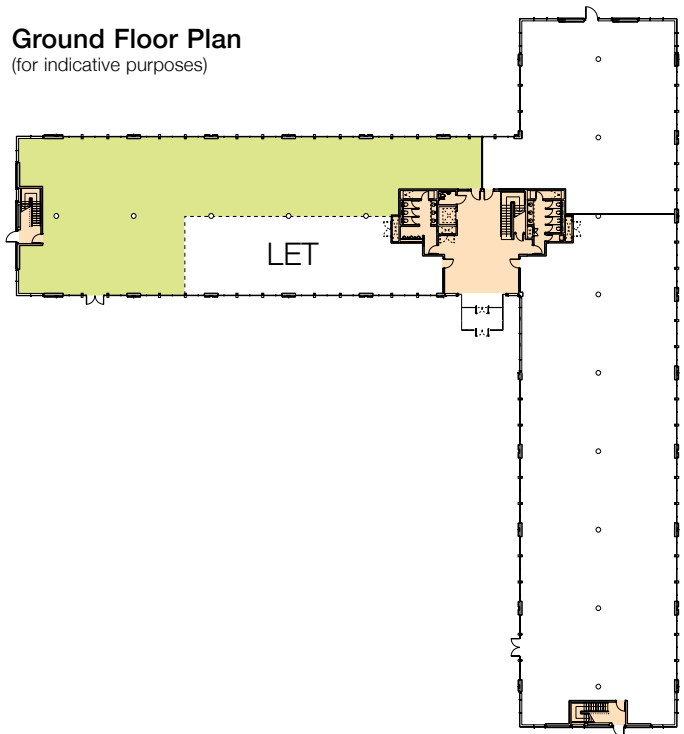
## Kings Hill Property Management

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

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## Ground Floor Plan

(for indicative purposes)



## Floor Area (IPMS3)

	sq ft	sq m	parking spaces	EPC
Ground Floor	6,548	608	32	B

## Contacts

For further information please contact any of the following:

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. 06/24

Developed and managed by



# Only 2 miles from Junction 4 / M20