

**41 ALBION PLACE, MAIDSTONE,
KENT, ME14 5DZ**

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

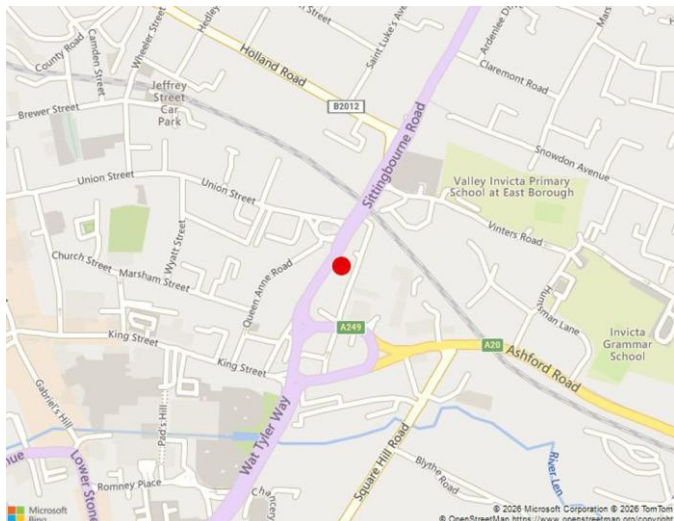


TOWN CENTRE OFFICE BUILDING TO LET

- £15,000 per annum
- Available from March 2026
- 4 Car Parking Spaces
- Located in Prominent Maidstone Town Centre
- Suitable for a Variety of Business Uses

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

41 ALBION PLACE, MAIDSTONE, KENT, ME14 5DZ



Location

The property is located in Maidstone, the County Town of Kent, on Albion Place just off the A249 Sittingbourne Road, the main arterial road running from Junction 7 of the M20 motorway into the Town Centre. The property is well situated being less than a 10 minute walk (0.5 miles) into Week Street / Fremlin Walk, the centre of the main retail area of the town. It is 1.5 miles from J7 of the M20 and 2 miles from J6 of the M20 giving excellent connectivity to the Motorway network. Maidstone East Station is within 1 mile and has direct services to London in around 1 hour.

Description

To Let - Town Centre office accommodation across ground, first and second floors. Including 4 car parking spaces to the rear.

Accommodation

The property comprises a 3-storey terraced building benefitting from ground, first and second floor office accommodation, including basement storage, and 4 car parking spaces to the rear.

The property is to be redecorated externally.

Area	Sq M	Sq Ft
Ground Floor	28.10	302
First Floor	31.46	339
Second Floor	27.77	299
Basement	24.45	263
Total NIA	111.76	1,203

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

EPC

Rating (D) 99

Rateable Value

RV £9,000 @ 49.9p in the £

Rates payable £4,491 for the year 2025/26

RV to increase to £9,400 from 1 April 2026.

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent/Price

£15,000 Per Annum Exclusive of VAT

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Thomas Langston

thomas.langston@sibleypares.co.uk



Alex Stanford

alex.stanford@sibleypares.co.uk

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
sibleypares.co.uk