



18 KHA

18 Kings Hill Avenue

Kings Hill, J4 M20, Kent

A self-contained, air conditioned office flex building providing

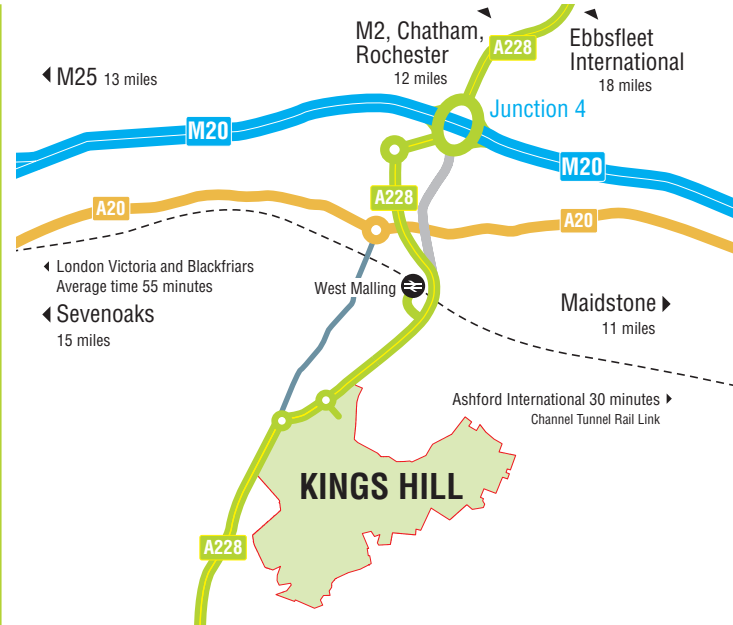
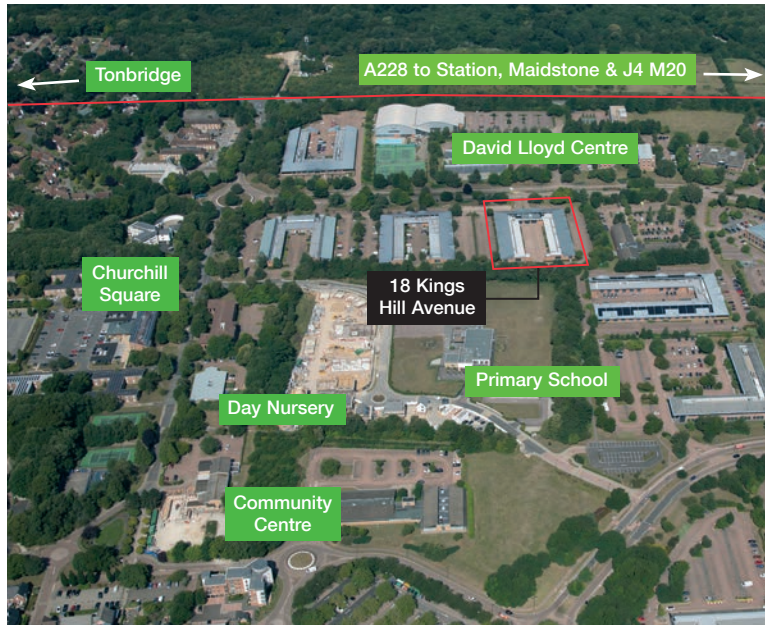
**6,997 - 36,443 sq ft (650 - 3,386 sq m)**

**163 car parking spaces**

KINGS HILL



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

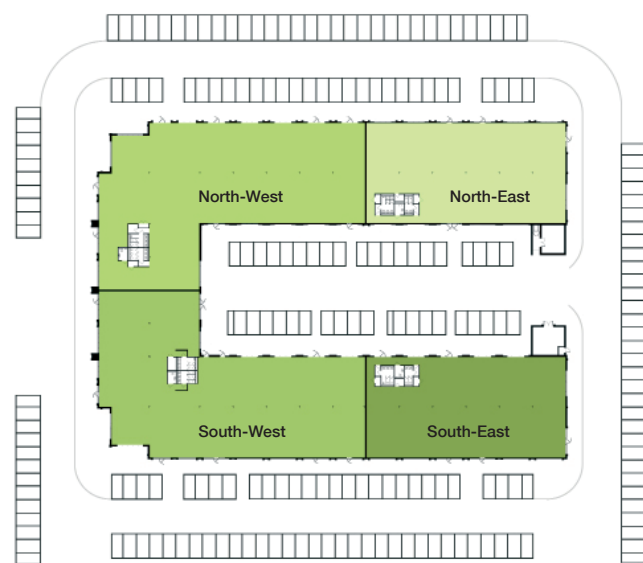
- > New 3 pipe VRV air conditioning throughout with high specification HVAC system
- > 4 WC cores with male/female and accessible facilities
- > Raised floors with 155 mm void and full carpeting
- > Single storey building providing 3.2m clear ceiling height
- > Suspended ceiling with recessed compliant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

**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 Areas (gross internal approx)

	sq ft	sq m	parking spaces
North-West	11,356	1055	51
North-East	6,997	650	31
South-West	6,997	650	31
South-East	11,356	1055	51
<b>Whole building</b>	<b>36,443 GIA</b>	<b>3,386</b>	<b>163</b>

\*NB – the building is available as a whole or in any combination of the above

**18KHA:** 18 Kings Hill Avenue, ME19 4AE

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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. 28/08/2020

Developed and managed by



# Only 2 miles from Junction 4 / M20