







Available Suites

> 2 Kings Hill Avenue (office flex)		
	<p>Address: 2 Kings Hill Avenue, Kings Hill, Kent ME19 4AQ</p> <p>Demise: 4,628 sf GIA 4,661 sf GIA</p> <p>Quoting Rent: £19.80 per sq ft pa</p> <p>Specification: Gas fired central heating Naturally ventilated A/C tenant option New lighting</p> <p>Availability: Q2 2017</p>	<p>23 car spaces 23 car spaces</p>
> 4 Abbey Wood Road (office village)		
	<p>Address: 4 Abbey Wood Road, Kings Hill, Kent ME19 4AB</p> <p>Demise: 6,879 sq ft NIA</p> <p>Quoting Rent: £22.50 per sq ft pa</p> <p>Specification: New VRF A/C once refurbished: New lighting</p> <p>Availability: Currently Available</p>	<p>38 car spaces</p>
> 6 Alexander Grove (office village)		
	<p>Address: 6 Alexander Grove, Kings Hill, Kent ME19 4GR</p> <p>Demise: 8,021 sq ft GIA</p> <p>D1 and B1 (office) consent</p> <p>Quoting Rent: £22.50 per sq ft pa</p> <p>Specification: Gas fired central heating Naturally ventilated A/C tenant option</p> <p>Availability: Currently Available</p>	<p>47 car spaces</p>

Important Notice

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: Any guide prices quoted or discussed are exclusive of VAT. The VAT position relating to the property may change without notice.
- Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.
Date of particulars: August 2017

Available Suites continued...

> 35 Kings Hill Avenue (office village)		
	<p>Address: 35 Kings Hill Avenue, Kings Hill, Kent ME19 4AA</p> <p>Demise: 10,910 sq ft NIA 56 car spaces</p> <p>Quoting Rent: £22.50 per sq ft</p> <p>Specification once refurbished: New VRF A/C New lighting</p> <p>Availability: Currently Available</p>	
> 11 Tower View (mid-rise)		
	<p>Address: 11 Tower View, Kings Hill, Kent ME19 4UY</p> <p>Demise: 4,456 sq ft NIA, First Floor 23 car spaces 4,540 sq ft NIA, First Floor 23 car spaces 6,437 sq ft, NIA Ground Floor 33 car spaces</p> <p>Quoting Rent: £23.00 per sq ft pa</p> <p>Specification once refurbished: Glazed atrium entrance lobby VAV A/C Passenger lift</p> <p>Availability: Currently Available</p>	
> 34 Tower View (office village)		
	<p>Address: 34 Tower View, Kings Hill, Kent ME19 4ED</p> <p>Demise: 9,688 sq ft NIA, Ground Floor 51 car spaces</p> <p>Quoting Rent: £23 per sq ft NIA</p> <p>Specification: Air conditioned Single storey Office building</p> <p>Availability: Available March 2017</p>	

Available Suites continued

> 42 Kings Hill Avenue (mid-rise)		
	<p>Address: 42 Kings Hill Avenue, Kings Hill, Kent ME19 4AJ</p> <p>Demise: 6,874 sq ft NIA, First Floor 36 car spaces 6,897 sq ft NIA, First Floor 36 car spaces 13,679 sq ft NIA (13,852 sq ft IPMS) 73 car spaces Ground Floor</p> <p>Quoting Rent: £24.00 per sq ft pa</p> <p>Specification: Dual access building with two entrance lobbies VAV A/C Communal meeting areas</p> <p>Availability: Currently Available</p>	
> 18 Kings Hill Avenue (office flex)		
	<p>Address: 18 Kings Hill Avenue, Kings Hill, Kent</p> <p>Demise: 36,443 sq ft 169 car spaces</p> <p>Quoting Rent: £19.80 per sq ft pa</p> <p>Specification: VRF air conditioning throughout Front and rear access, service courtyard Flexible fit out package available</p> <p>Availability: 31st January 2017</p>	



Will Foster 020 7861 1293
Jack Riley 020 7861 5375



Kevin Hawthorn
020 3130 6404



Stephen Richmond
01322 285 588

www.kings-hill.com

Important Notice

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: Any guide prices quoted or discussed are exclusive of VAT. The VAT position relating to the property may change without notice.
- Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.
Date of particulars: August 2017