



Typical Interior



*Roof and window/door frames repainted to RAL 7012

18 KHA

18 Kings Hill Avenue

Kings Hill, J4 M20, Kent

A self-contained, air conditioned office flex building providing

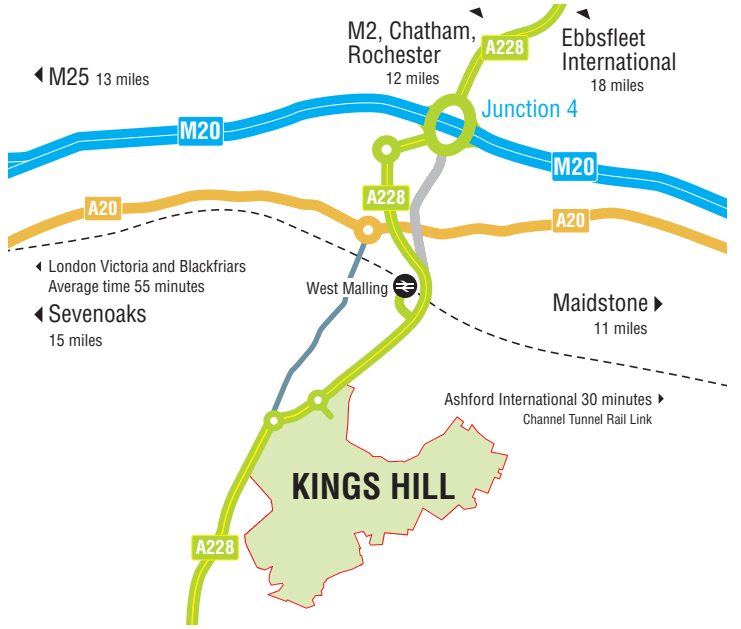
36,443 sq ft (3,386 sq m) (GIA)

169 car parking spaces

KINGS HILL



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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 clients 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 is being refurbished to upgrade its specification and will be available in Q1 2020

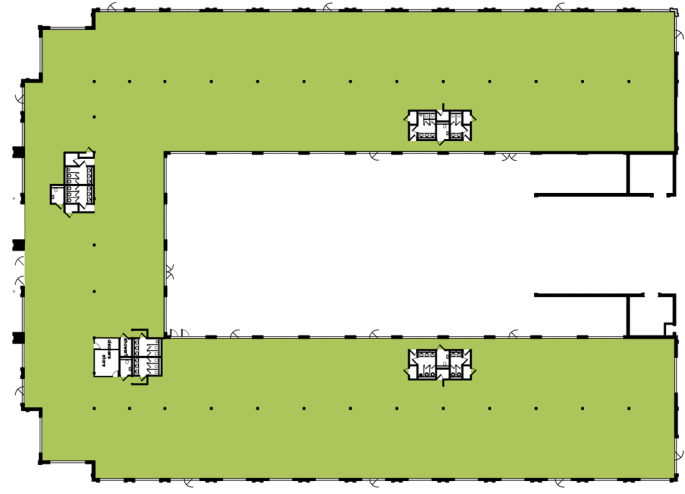
- > 3 pipe VRV air conditioning throughout
- > 4 WC cores with male/female and disabled facilities
- > Raised floors with 180mm void and full carpeting
- > Single storey building providing 3.8m clear height at the courtyard elevation
- > Suspended ceiling with recessed compliant LED lighting
- > Front and rear access, service courtyard
- > EPC - targeting C

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 Area (gross internal approx)

	sq ft	sq m	parking spaces
Floor Area	36,443	3,386	169

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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. 17/09/2019