



Reception Area



Main Entrance



Open Plan Office

**5C/D** **S**

5C/D Liberty Square

Kings Hill, J4 M20, Kent

Office suite to LET

**First Floor**  
**Use class E - variety of uses**  
**2,404 sq ft (223 sq m)**



[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** – Located in Liberty Square, the village centre, this first floor office suite comprises a reception, open plan office, meeting rooms and kitchenette.

**Specification** – The premises benefits from the previous tenant's fit out:

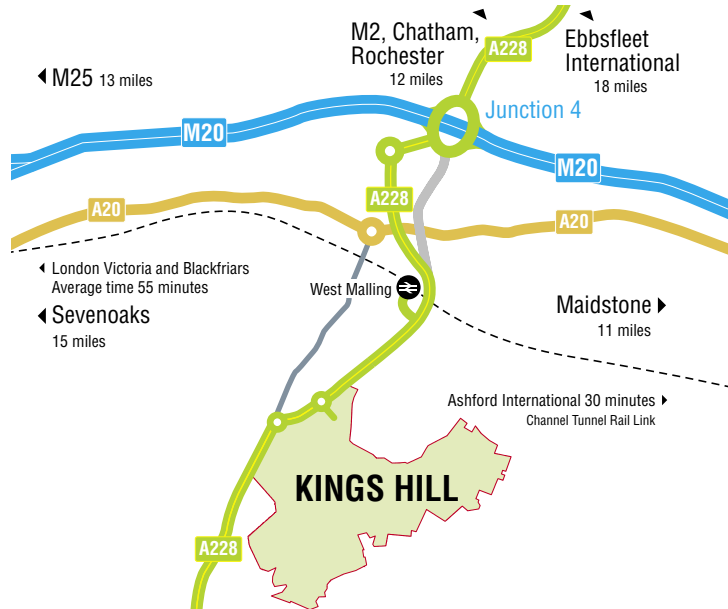
- > Self contained access from ground floor via dedicated lift or stairs
- > Carpeted throughout
- > Intruder and fire alarm
- > Male and Female WC facilities
- > Perimeter trunking
- > Reception area

**EPC** – D-87.

**Terms** - On application.

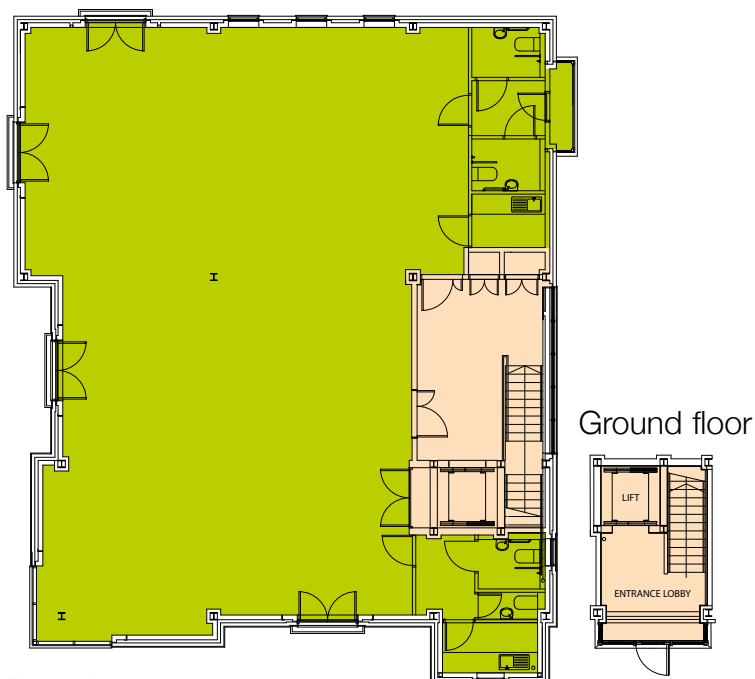
**Kings Hill Property Management** – A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

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## First floor plan and ground floor entrance lobby

(for indicative purposes)



### Floor Areas

	sq ft	sq m
First Floor	2,404	223

5C/D: Liberty Square, ME19 4AU



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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. 04/05/21

Developed and managed by



# Only 2 miles from Junction 4 / M20