



Typical Interior

10 KHA

10 Kings Hill Avenue

Kings Hill, J4 M20, Kent, ME19 4AR

Office flex building providing suites of

**4,596 sq ft (427 sq m)**

and **20,853 sq ft (1,937 sq m)**

KINGS HILL



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

# Kings Hill Amenities

Kings Hill, J4 M20, Kent



## Liberty Square

Costa  
Stone Hairdressers  
Kings Hill Shoe Repairs  
Kings Hill Vets  
Kings Hill Opticians  
Kings Hill Dental Practice  
Dominoes  
Humphreys Fish and Chips  
Turmeric Square Indian Restaurant  
Memphis Belle Sandwich Shop

*David Lloyd*  
— CLUBS —

THE SPITFIRE

INFINITY FITNESS UK

WAITROSE  
& PARTNERS

VIAT  
VALLEY INVICTA  
PRIMARY SCHOOL

ASDA

**Kings Hill School**  
Primary & Nursery

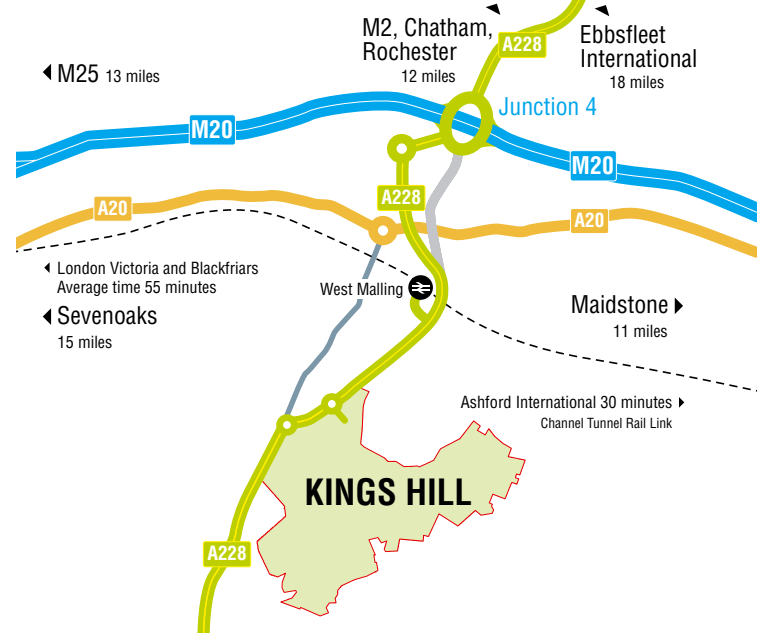


**Kings Hill**  
Golf Club

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 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\*\* \*\***

- > Gas fired central heating, naturally ventilated.
- > Air conditioning tenant option.
- > Steel frame construction with eaves height of 3.8m to the courtyard, reducing to 3.2m on the outward elevations.
- > Concrete flooring with a ground loading of 15kN/m<sup>2</sup>, finished to receive 180mm.
- > Pitched roof to the front elevations and flat roof to the rear, capable of supporting tenants' plant and equipment.
- > 3 phase electricity supply.

**Terms**

On application.

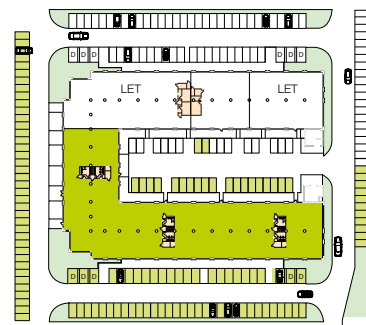
**Kings Hill Property Management**

A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

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

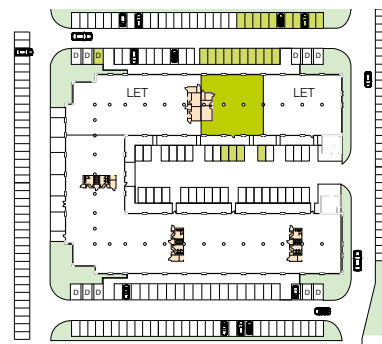
**Demise A**

\*\*fully reinstated to open plan



**Demise B**

\*benefits from former tenant's fit out



Floor Area (gross internal approx)

	sq ft	sq m	parking spaces	EPC
Demise A vacant Suite	20,853	1,937	124	B-46
Demise B vacant Suite	4,596	427	26	C-69

**Contacts**

For further information please contact any of the following:

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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. 04/23

Developed and managed by



Only 2 miles from Junction 4 / M20