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30 Tower View

Kings Hill, J4 M20, Kent, ME19 4UX

Air conditioned first and second floor  
suites providing

**7,224 sq ft (671 sq m)**

**– 18,006 sq ft (1,672 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 —

INFINITY FITNESS UK

VIAT  
VALLEY INVICTA  
PRIMARY SCHOOL

**Kings Hill School**  
Primary & Nursery

**Kings Hill**  
Golf Club

THE SPITFIRE

WAITROSE  
& PARTNERS

ASDA



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

30 Tower View is a three storey office building providing flexible and sub-divisible work space. Two wings of office accommodation are organised around a landscaped area with central core, lift and entrance area. The building is in a prominent location on the main thoroughfare and is situated close to Kings Hill's amenities at Liberty Square.

## Specification - two suites benefit from tenant fit out and one suite reinstated to Cat A

- > Full height glazed atria with communal meeting areas.
- > Four pipe fan coil air conditioning with new fan decks, chiller units and boilers.
- > Carpeted raised floors.
- > LG7 lighting.
- > WC's with full height closets and granite finishes.
- > EPC – Targeting C/B

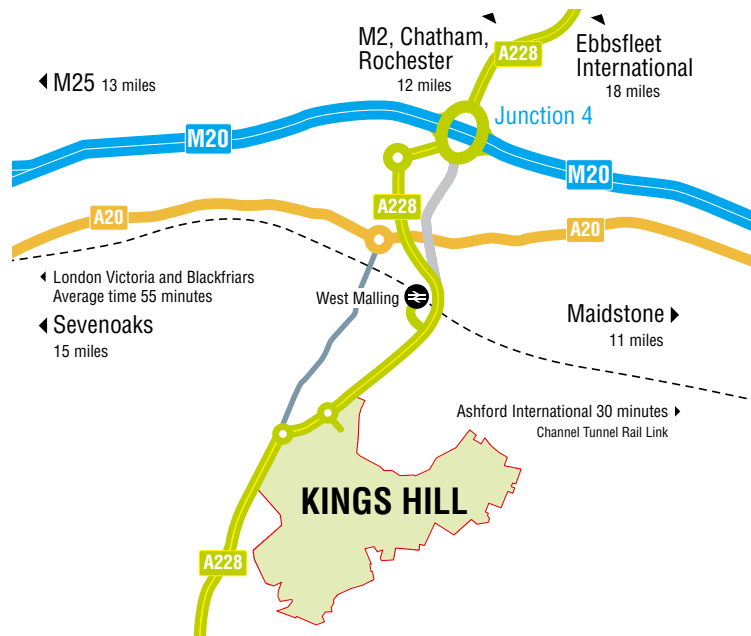
## Terms

On application

## Kings Hill Property Management

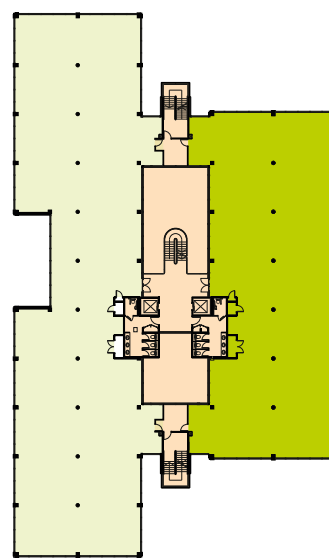
A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

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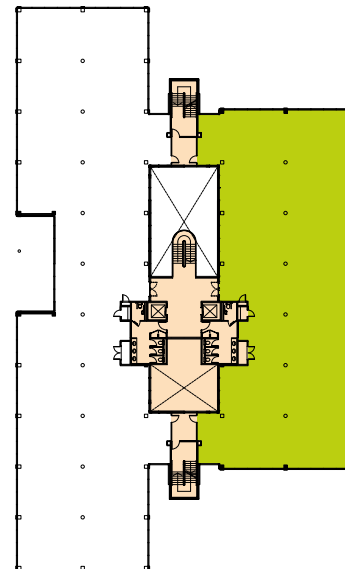
## First Floor

(for indicative purposes)



## Second Floor

(for indicative purposes)



Floor Areas (IPMS3)

	sq ft	sq m	parking spaces
First floor suite 1	7,224	671	39
First floor suite 2	10,782	1,001	56
Second floor	7,321	680	39

## Contacts

For further information please contact any of the following:

Marketing Office

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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