



04 AWR

4 Abbey Wood Road

Kings Hill, J4 M20, Kent, ME19 4AB

Single storey office building providing a suite of
14,854 sq ft (1,380 sq m)



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



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

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

- > Category A specification comprising:
- > Quality communal entrance lobby.
- > Gas fired central heating.
- > Full access raised floors.
- > LED office lighting.
- > Environmentally efficient natural ventilation.
- > Suspended ceiling.
- > Communal WC cores.
- > EPC - B-41.
- > Currently benefits from the previous tenants' fit out, including comfort cooling, underfloor small power distribution, kitchen facilities and back-up generator *.

* note that elements of previous fit-out are subject to validation by interested parties.

Terms

On application.

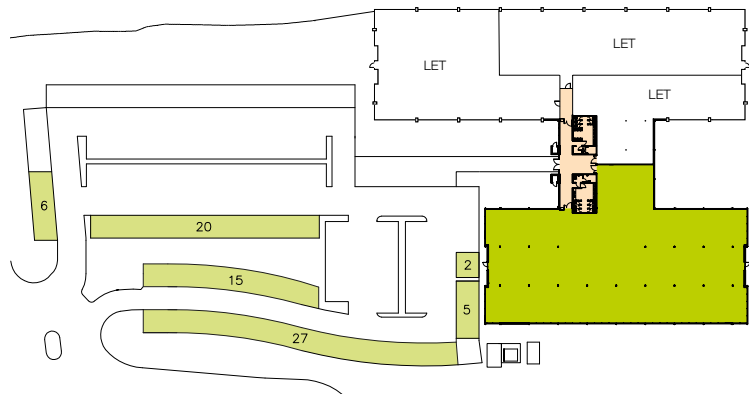
Kings Hill Property Management

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

www.kings-hill.com

Floor plan

(including parking spaces)



*Floor Area (IPMS3)

	sq ft	sq m	parking spaces
Vacant suite	14,854	1,380	75

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. 03/24

Developed and managed by



Only 2 miles from Junction 4 / M20