



11 >

11 Tower View

Kings Hill, J4 M20, Kent, ME19 4UY

Office suites providing

5,092 sq ft (473 sq m)

- 11,036 sq ft (1,025 sq m)

KINGS HILL



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

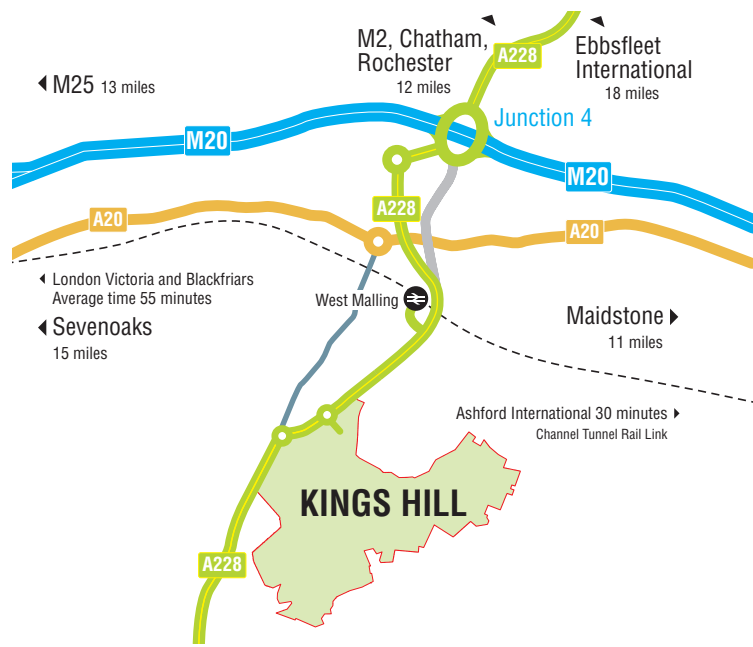
A228 to Station, Maidstone & J4 M20

Entrance

11 Tower View

Community Centre

Retail



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

11 Tower View is a two storey air conditioned office building.

Specification

- > Each demise benefits from the previous tenant's fit out.
- > Impressive glass atrium entrance and lobby area.
- > Air conditioning.
- > Suspended ceilings with recessed lighting.
- > Carpeted raised floors.
- > 13 person passenger lift.
- > Communal WC cores, with shower facilities.

Terms

On application.

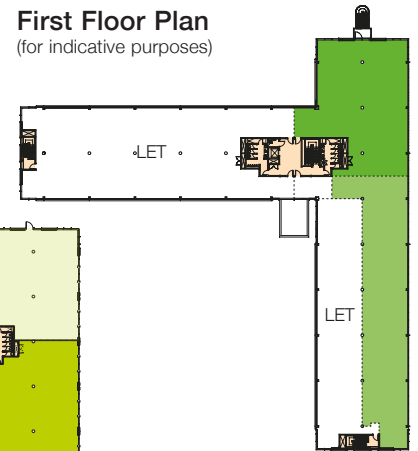
Kings Hill Property Management

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

www.kings-hill.com

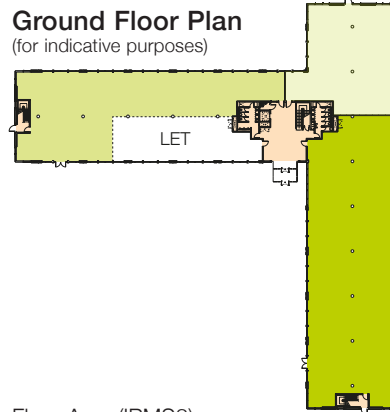
First Floor Plan

(for indicative purposes)



Ground Floor Plan

(for indicative purposes)



Floor Area (IPMS3)

| | sq ft | sq m | parking spaces | EPC |
|--------------|--------|-------|----------------|---------------|
| First floor | 5,092 | 473 | 25 | targeting C/B |
| First floor | 5,316 | 494 | 26 | targeting C/B |
| Ground Floor | 6,548 | 608 | 32 | B33 |
| Ground Floor | 9,444 | 877 | 32 | B |
| Ground Floor | 11,036 | 1,025 | 56 | targeting C/B |

Contacts

For further information please contact any of the following:

Marketing Office

T: 07966 568101

07525 210 656

E: cbinns@prologis.com

harrowsmith@prologis.com

Jack Riley 07867 002484
Tom Slater 07870 803314

Steve Richmond 07771 900682
Chris Birch 07976 681 951

David Cuthbert 07710 183423
Andy Tucker 07793 325308



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