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30 Tower View

Kings Hill, J4 M20, Kent

Air conditioned first floor suites providing

**7,224 sq ft (671 sq m) IPMS3**

**38 parking spaces**

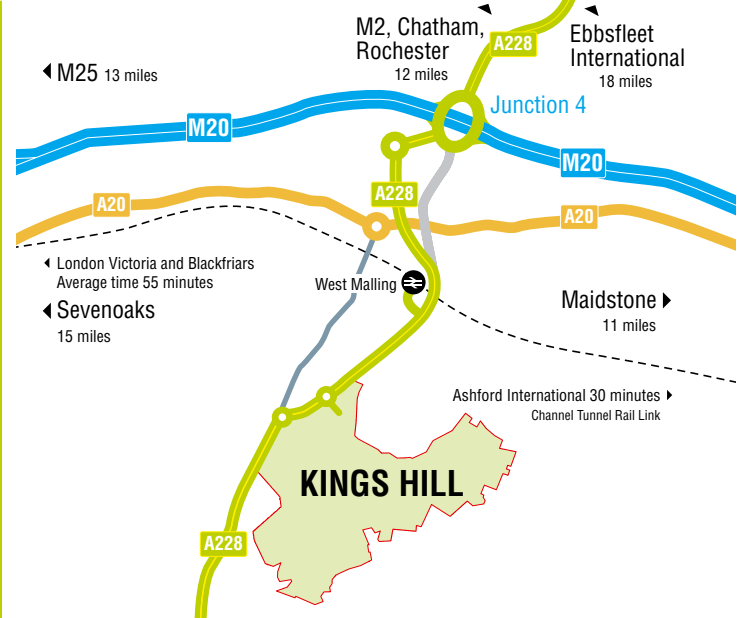
**10,782 sq ft (1,002 sq m) IPMS3**

**56 parking spaces**

KINGS HILL



[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 bus link to West Malling for Kings Hill railway station, with services into London, are welcomed by clients 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.

**Specification**

The whole building is being refurbished to upgrade its specification. The 7,224 sq ft suite has been upgraded and the 10,782 sq ft suite will be upgraded once the current tenant's lease expires in September 2020.

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

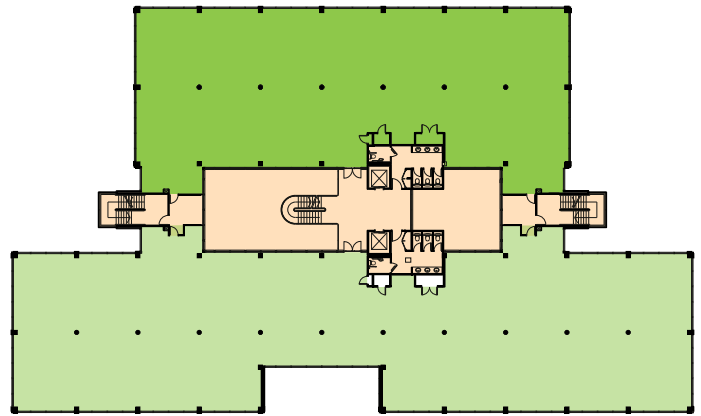
**Terms** - On application.

**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 (for indicative purposes)



Floor Area (IPMS3)

■	7,224 sq ft	671 sq m	38 parking spaces
■	10,782 sq ft	1,001 sq m	56 parking spaces

**30TV: 30 Tower View, ME19 4UX**

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. 17/02/20

Developed and managed by



**Only 2 miles from Junction 4 / M20**