



## **First Floor, Powerhub Business Centre**

**St. Peters Street, Maidstone, ME16 0ST**

### **First Floor - Flexible business / storage units**

**592 to 20,786 sq ft**  
(55 to 1,931.08 sq m)

- Immediately available on flexible terms
- Range of units/suites and floors available, suitable for a variety of uses
- Approx. 4m floor to ceiling height, concrete screed floors
- 6 tonne industrial goods lift providing access to all floors
- Communal WCs on each floor
- Good natural light, on site car park, HGV loading bay

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## Summary

<b>Available Size</b>	592 to 20,786 sq ft
<b>Rent</b>	£7.50 per sq ft
<b>Business Rates</b>	Interested parties are advised to make their own enquiries with Maidstone Borough Council Business Rates Department.
<b>Service Charge</b>	There is a service charge payable for the upkeep to the estate road and common parts of the building.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (118)

## Description

To Let - Powerhub Business Centre comprises a 5 storey business / storage premises offering flexible accommodation of varying sizes suitable for a variety of uses.

## Location

Powerhub is an established office / warehouse location in Maidstone town centre. The M20 J6 is approximately 2.5 miles to the north accessed via the A229 dual carriageway.

Maidstone town has two railway stations, the principal service (from Maidstone East) provides regular services to London Victoria station with a journey time of approximately 1 hour. The town has a highly successful retail centre containing an excellent range of shops, restaurants, cafes and bars.

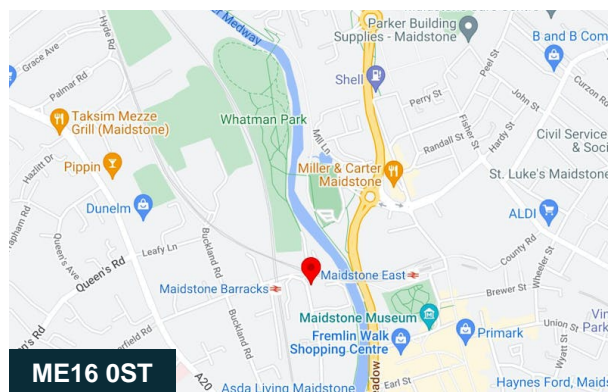
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Area 1	1,787	166.02
1st - Area 2	1,841	171.03
1st - Area 3	3,036	282.05
1st - Area 4	2,594	240.99
1st - Area 5	5,985	556.02
1st - Area 6	592	55
1st - Area 7	764	70.98
1st - Area 8	753	69.96
1st - Area 9	1,615	150.04
1st - Area 10	1,819	168.99
<b>Total</b>	<b>20,786</b>	<b>1,931.08</b>

## Terms

New internal repairing and insuring agreements on flexible terms.



## Viewing & Further Information



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