

## 26-28 Medway Street and 21-22 Fairmeadow Maidstone, Kent ME14 1LS

lot 29

### Freehold Office Investment

- Town Centre Office and Retail Building
- Approximate 1,126 sq m (12,124 sq ft)
- Town centre location
- Active management/redevelopment

- potential (subject to consents)
- May benefit from Residential Permitted Development Rights
- Undercroft car parking

Rent  
**£46,300**  
per annum

On behalf of  
a Major Bank



### Location

Miles: 9.3 miles south of Gillingham  
17 miles north-east of Tunbridge Wells  
37 miles south-east of London  
Roads: A229, London Road (A20), A249, M20 (Junction 6)  
Rail: Maidstone East Railway Station,  
Maidstone West Railway Station  
Air: London Heathrow Airport, London Gatwick Airport,  
London City Airport

### Situation

Maidstone is the county town and administrative centre of Kent. The property is situated in the heart of the town centre occupying a prominent corner position on the north of Medway Street and Fairmeadow. The property is situated within the main retail/office hub of Maidstone within a short walking distance to the major Fremlin Walk Shopping Centre, Week Street and The Royal Star Arcade.

### Description

The property is a substantial office building with frontages to Medway Street and Fairmeadow and comprises office accommodation on part ground floor and 3 upper floors. The property benefits from undercroft car parking.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Planning

The property may be suitable for alternative uses such as a hotel (subject to consents) or residential conversion (may benefit from Permitted Development Rights).

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
26-28 Medway Street	Ground	Office	129.30 sq m (1,397 sq ft)	<b>GO TRAIN LIMITED (1)</b>	3 years from 25th June 2014 (2)	£7,800	(24th June 2014)
26-28 Medway Street	First Second Third	Office Office Office	140.80 sq m (1,516 sq ft) 140.80 sq m (1,516 sq ft) 137.60 sq m (1,481 sq ft)	<b>VACANT POSSESSION</b>			
21-22 Fairmeadow	Ground First Second Third	Office Office Office Office	30.50 sq m (328 sq ft) 183.40 sq m (1,974 sq ft) 183.40 sq m (1,974 sq ft) 180.00 sq m (1,938 sq ft)	<b>GO TRAIN LIMITED (1)</b>	3 years from 25th June 2014 (2)	£38,500	(24th June 2014)
<b>Totals</b>			<b>1,125.80 sq m (12,124 sq ft)</b>			<b>£46,300</b>	

(1) Go Train Limited was incorporated in 2007 and for the year ending 31st October 2013 reported a net worth of £1,274,169. (Riskdisk: 15/09/14)

(2) The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954 and provides for a mutual rolling option to determine the lease.

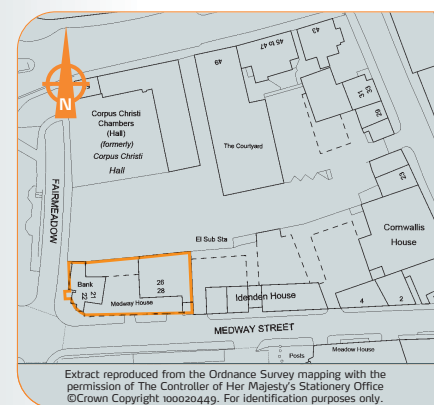
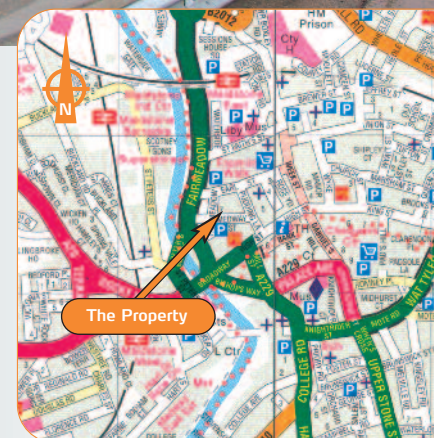
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