



OFFICE & GARAGE TO LET

45 Culpeper Close

Hollingbourne | Maidstone | Kent | ME17 1UE

£1,250 PCM

£15,000 PA

APPROX. 491 SQ FT
(46 SQ M)

BRIGHT FIRST-FLOOR OFFICE / GROUND-FLOOR GARAGE



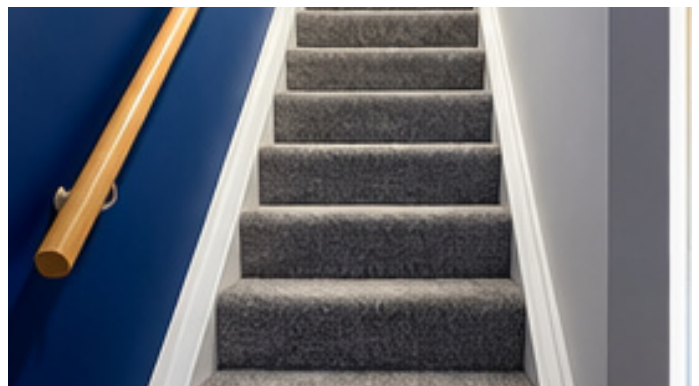
A distinctive self-contained workspace

A light-filled first-floor office with a striking feature window, rooflights, fitted kitchenette and useful built-in storage. A ground-floor garage adds flexibility for parking or storage.

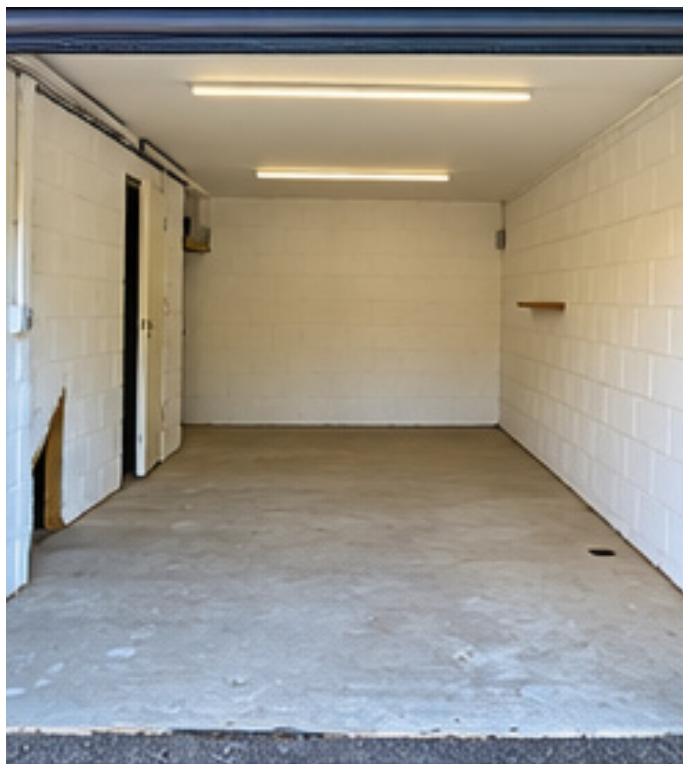
FIRST FLOOR

Office • Sink & fridge • Fitted storage

Feature glazing • Rooflights • Electric heating



GARAGE & PROPERTY DETAILS



GROUND FLOOR

Garage for parking or storage

Electric roller shutter • WC & shower

RENT

£1,250 pcm

£15,000 per annum

LEASE TERMS

Negotiable

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B | Valid until 17 May 2036

B

ENQUIRIES & VIEWINGS

Please enquire through the property listing to arrange a viewing.

Particulars are a general guide only. Measurements are approximate and should be independently verified. Proposed uses and lease terms are subject to agreement and relevant consents. Business rates and other occupational costs to be confirmed.