



Appendix V

Town Centre Office
Map & Stock
Observations



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Map Ref	Building Name	Built	Total size (sq ft)	Advertised Vacant Floorspace (sq ft)	Typical Floor Size (sqft)	Length of Current Vacancy (days)	CoStar Quality Assessment (Star Rating)	GVA Observations
1	County Gate		No data recorded by CoStar Focus					Relatively new space, good occupancy, prominent gateway location, dedicated parking, good highway access, screening from A225 limits visibility, landscaping not high quality
2	Cantium House	April 1986	15,736	0	3,934	0	3	Lack of onsite parking, likely to have deep, irregular floorplates which do not lend themselves to sub-division, poorer quality appearance and maintenance
3	Brenchley House	December 1986 (ren. 2007)	85,883	11,388	12,198	1,495	4	Considerable persistent vacancy despite refurbishment, weak surrounding environment, limited parking, potentially limited floorplate flexibility, above bar and other retail/leisure uses, good access to rail station
4	County House	July 1956	6,716	6,716	2,523	280	2	Isolated offer, external good condition, recent refurbishment close to range of amenities, smaller floorplates
5	Star House	May 1954	28,932	20,032	4,822	2,457	3	Poor external appearance, lack of parking, significant vacancy, secondary location, limited scope for enhancing internal servicing (aircon, cabling etc), potentially poor quality conversion opportunities
6	Cornwallis House	March 1963	13,843	0	3,219	0	3	Poor external appearance, evidence of poor maintenance, lack of parking, secondary location, limited scope for enhancing internal servicing (aircon, cabling etc), limited obvious investment, unlikely to be adaptable to a good quality
7	Medway Bridge House	April 1989	19,642	2,915	4,900	1,495	3	Good quality appearance, onsite parking, well occupied, strong road presence, isolated from other office activity
8	Recruit House (60-61 High Street)		No data recorded by CoStar Focus					Poor quality appearance, above bar/nightclub, lack of visibility, limited parking, relatively large inflexible floorplates
9	Sunley House	August 1955	7,539	1,873	1,885	305	2	Isolated offer, lack of on-street presence, limited supporting surrounding offer, limited obvious investment, inability to sub-divide floorplates to provide good quality small units
10	Colman House	May 1968	49,169	13,481	4,118	463	3	Significant, long term vacancy, large deep floorplates unlikely to be easily sub-divisible, above retail isolated offer, limited parking
11	89 King Street	May 1998	8,100	1,480	391	128	3	Reasonable quality/appearance, above retail so limited presence, limited building servicing

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12	23-29 Albion Place	September 1983	18,930	18,930	3,786	772	3	Recently refurbished, potential to sub divide, lack of parking
13	Lyndean House	1984	12,058	9,076	3,702	1,375	3	Lack of parking, car dominated environment, high vacancy, lack of recent investment, limited servicing provision (air con etc)
14	Brecon House	April 1980	8,387	2,200	2,200	688	2	Lack of parking, car dominated environment, high vacancy, lack of recent investment, limited servicing provision (air con etc)
15	GHL House	March 1973	7,372	2,177	1,843	812	2	Lack of parking, car dominated environment, high vacancy, lack of recent investment, limited servicing provision (air con etc)
16	Victoria Court	January 1998	10,414	0	3,471	0	3	Standalone building, good highway access, prominent location, single occupier, dedicated parking, minor external maintenance issues
17	Sterling House	December 1835	3,047	0	777	0	3	Little recorded vacancy, period building, prominent location, good highway access, dedicated parking
18	Maidstone House	August 1975	95,000	29,212	13,571	2,089	3	Recent refurbishment, large open floorplates, no street frontage, lack of internal servicing, limited sub-division potential
19	Romney House	February 1969	3,508	0	1,174	0	2	Conversion property, range of smaller units, limited parking, part of weak quality office cluster
20	Kent House	January 1976 (ren. 2008)	116,871	116,871	12,985	2,020	4	Significant, persistent vacancy, large open floorplates which do not create good quality sub-divided space, lack of existing (and limited potential to retrofit) modern servicing, limited parking, poor relationship to town centre
21	Medvale House			5,806		260		Significant, persistent vacancy, large open floorplates which do not create good quality sub-divided space, lack of existing (and limited potential to retrofit) modern servicing, limited parking, poor relationship to town centre
22	Miller House	February 1976	61,520	48,052	5,586	2,999	3	Significant, persistent vacancy, large open floorplates which do not create good quality sub-divided space, lack of existing (and limited potential to retrofit) modern servicing, limited parking, poor relationship to town centre
23	Sussex House	April 1989	10,078	0	2,535	0	3	Above retail, lack of street presence, poor quality and maintenance, lower quality surrounding retail, lack of parking, limited sub-division potential

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24	Romney Court	September 1984	7,343	0	2,448	0	3	Small floorplates, limited vacancy, weak street presence, lack of internal servicing, lack of onsite parking	
25	Gail House	November 2003	19,856	0	6,618	0	4	Prominent location, good quality appearance, limited vacancy, dedicated parking, mixed quality surrounding uses, smaller floorplates	
26	Link House	January 1995	21,740	0	4,320	0	3	Appears largely vacant, lack of presence, some dedicated parking, potential to sub-divide floors, limited internal servicing, part of a cluster of office uses	
27	Kestrel House	January 1990	16,646	1,847	4,161	560	3	Large floorplates with potential to sub-divide to reasonable standard, some dedicated parking, part of a cluster of office uses	
28	Knightrider Chambers	October 1996	5,861	0	1,954	0	3	Smaller floorplates, high occupancy, reasonable street presence, dedicated parking, forms part of cluster of office uses	
29	Chaucer House	February 1983	12,126	1,587	4,042	997	3	Smaller floorplates, high occupancy, prominent location, dedicated parking, forms part of cluster of office uses	
30	Bishops Terrace	Feb-89	27,267	0	9,209	0	4	Good visibility and road presence, low maintenance of landscaping, inactive frontage, potentially smaller floorplates, no evidence of internal servicing, weak design/architecture	
31	Medway House (26-30 Medway Street)	September 1965	5,909	0	1,477	0	2	Weak external appearance, poor quality area (car park dominated), secondary location, limited scope for enhancing internal servicing (aircon, cabling etc), limited obvious investment, unlikely to be adaptable to a good quality	
32	62 Earl Street	No data recorded by CoStar Focus							Period property, good quality conversion to small units, some vacant suites advertised, close to a rabge of amenities
33	66 Earl Street	No data recorded by CoStar Focus							Refurbished period property, good quality, well occupied, good access and parking
34	40 King Street	No data recorded by CoStar Focus							Above retail, secondary location, likely to be large floorplate, long term vacancy, dated offer likely to have limited scope for enhancement of services
35	72 King Street	No data recorded by CoStar Focus							Single occupier good quality period property conversion, secondary location, good parking provision

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36	Clarendon Place					No data recorded by CoStar Focus		Period townhouse conversion, small units, freehold available, significant 'non-B use', onsite parking, reasonable prominence, poor connection to amenities
37	Albion Place					No data recorded by CoStar Focus		Mixed quality conversion properties, high occupancy, smaller units, limited parking
38	Corner of Sittingbourne Road Queen Anne Ro					No data recorded by CoStar Focus		Large former government dept office, fully vacant, dated stock, poor quality appearance, likely lack of internal servicing (and limited scope for installation), no parking provision