

**SUITE G10 SPRINGFIELD HOUSE,
SANDLING ROAD, MAIDSTONE, KENT ME14 2LP**



**OFFICE SUITE IN LANDMARK BUILDING
187 SQ. FT. (17.37 M²)
ON 1.2 ACRE CAMPUS SITE
OVERLOOKING RIVER AND MILLENIUM PARK
WITH CAR PARKING
TO LET**

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

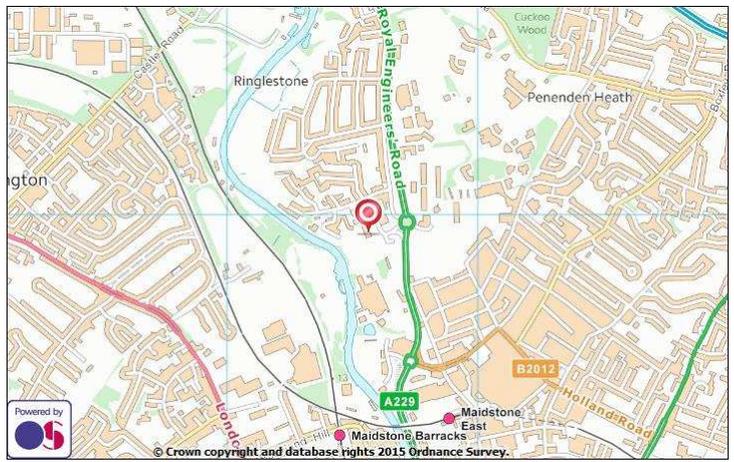
Springfield House is strategically located adjacent to a dedicated roundabout on the A229 Sandling Road approximately half a mile north of Maidstone town centre and with direct dual carriageway access to Junction 6 M20, approximately 1 mile to the north.

Maidstone is the administrative centre and county town of Kent located 37 miles south east of Central London. The M20 motorway runs directly to the north of the town, providing easy access to the Channel Tunnel and Ports, the M25 and the remainder of the national motorway network. Heathrow, Gatwick and Stansted Airports are all within approximately 1 hour's drive of the building. Maidstone has two railway stations providing direct services to London, Victoria and Charing Cross as well as to Ashford International. The town has a highly successful retail centre containing an excellent range of shops, restaurants, cafes and bars.

DESCRIPTION

Springfield House is a prominent detached Grade 2 listed landmark office building, originally built for Richard Balston in 1891 as part of the adjoining paper mill complex. It was designed by Alfred Waterhouse who also designed the Royal Institution of Chartered Surveyors' headquarters in Great George Street, London and Manchester town hall. The property benefits from the following amenities:-

- Central heating with auxiliary boilers
- Ornate plastered ceilings to this suite and atrium
- Tegular suspended ceilings to most areas except second floor
- Motion detecting energy saving lighting to LG7 specification
- Feature lighting to staircases and atrium
- Combination of perimeter trunking and floor boxes
- Provision for data containment Cat 5 cabling
- 8 person passenger lift to first floor
- Unique combination of open plan offices
- Basement vault racked for archive storage
- Period décor & carpeting
- Kitchenette and toilets on each floor
- Use of landscaped garden
- Good level of DDA accessibility
- On-site car parking including 6 visitor spaces
- Simple monthly payment – cost includes heat & power
- Quick access to M20, town centre and mainline station
- Responsive building management



ACCOMMODATION (GIA)

Ground Floor Office 187 sq. ft. (17.37 m²)
1 allocated parking space

LEASE

A new lease is available for a term of 3 years.

*Note – currently let so will be subject to a surrender.

RENT

Stepped rent as follows:-

Year 1 - £450 per calendar month exclusive

Year 2 - £460 per calendar month exclusive

Year 3 - £470 per calendar month exclusive

Monthly rental is inclusive of service charge for common parts and exterior of building, shared use of kitchens, buildings insurance, electricity, gas and water. All rents are subject to VAT.

BUSINESS RATES

We understand from the VOA that the Rateable Value for the office is £4,200.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (72). An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS
01634 668000

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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