



TURKEY MILL
BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5SS

11 JAMES WHATMAN COURT

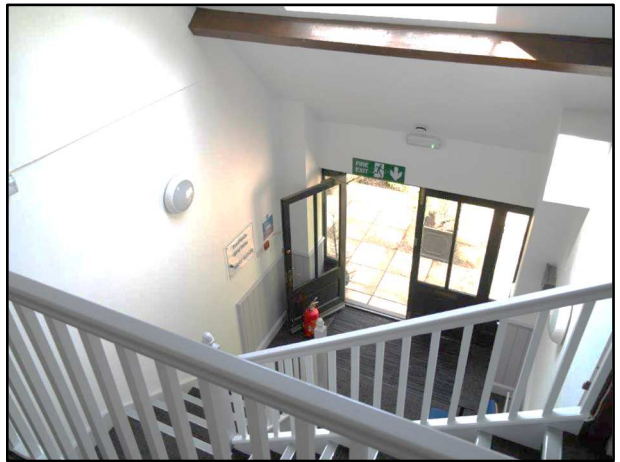
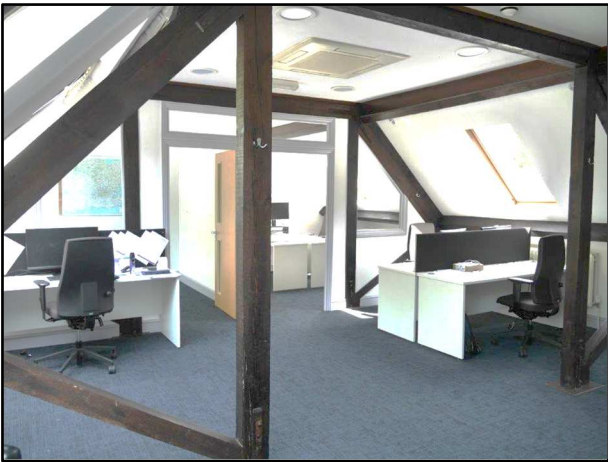
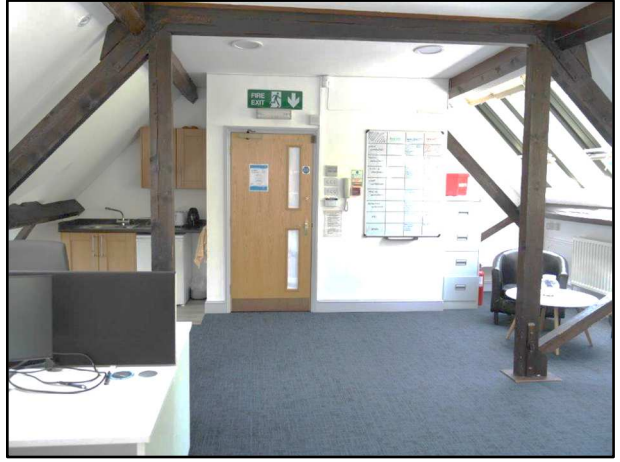


AIR-CONDITIONED OFFICE SUITE

506 SQ. FT. (47M²)

3 CAR SPACES

www.turkeymill.co.uk



LOCATION Turkey Mill is an exceptional office environment on the eastern edge of Maidstone town centre backing onto Mote Park and accessed off the A20 within 1½ miles of junction 7 of the M20. Formerly a working paper mill developed by the historic Whatman family, Turkey Mill is now a thriving business park set within secluded landscaped grounds.

DESCRIPTION Refurbished character open plan, first floor air conditioned office suite with shared kitchenette and male & female WCs.

FEATURES

- * Convenient for A20/M20
- * 10 minute walk to town centre via River Len footpath
- * Excellent on-site parking
- * 24/7 access
- * On site estate office/catering
- * CCTV security
- * Footpath to Mote Park
- * Shared use of walled garden
- * On-site conference facilities

ACCOMMODATION First Floor Offices 506 sq.ft (47 m²) 3 Car Spaces

TELECOMS If you are contemplating a move we suggest before contacting BT you check your options with Focus Networks who provide a free advisory service to Turkey Mill tenants or those considering space on the Business Park. Contact Scott Tanfield – 07880032772, email: scott.tanfield@focus-grp.co.uk. Infrastructure on Turkey Mill is fibre enabled and can deliver up to 80 Mbps download speeds.

LEASE Available by way of a new effective full repairing and insuring lease for a term to be agreed.

A building service charge will be payable in respect of building and common parts, maintenance and repair.

A fixed estate charge of 10% of rent is levied on all tenants to cover the landscaping, use of walled garden in office hours, general maintenance, refuse collection, CCTV security, general estate lighting and signage.

RENT £10,120 per annum exclusive.

BUSINESS RATES According to the Valuation Office website the Rateable Value (2017 List) is £7,200. The Small Business Multiplier for the year 2020/2021 is 49.9 in the £. Eligible companies will be able to apply for 100% small business rates relief.

LEGAL COSTS Each party to be responsible for their own costs.

EPC TBC.

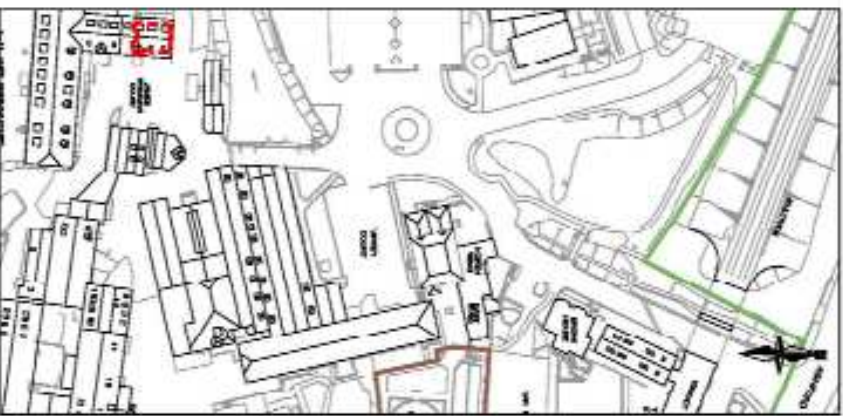
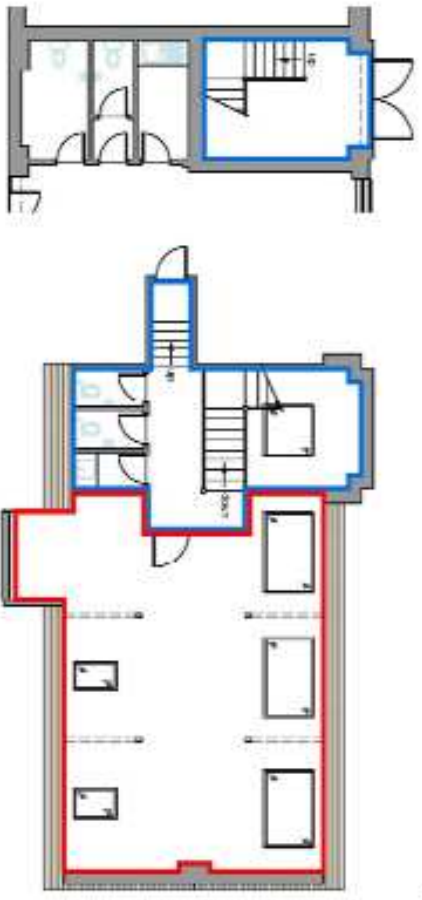
VIEWING Via the joint agents,



MISREPRESENTATION ACT

The agents and Vendor do not take responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

Updated Aug 2020

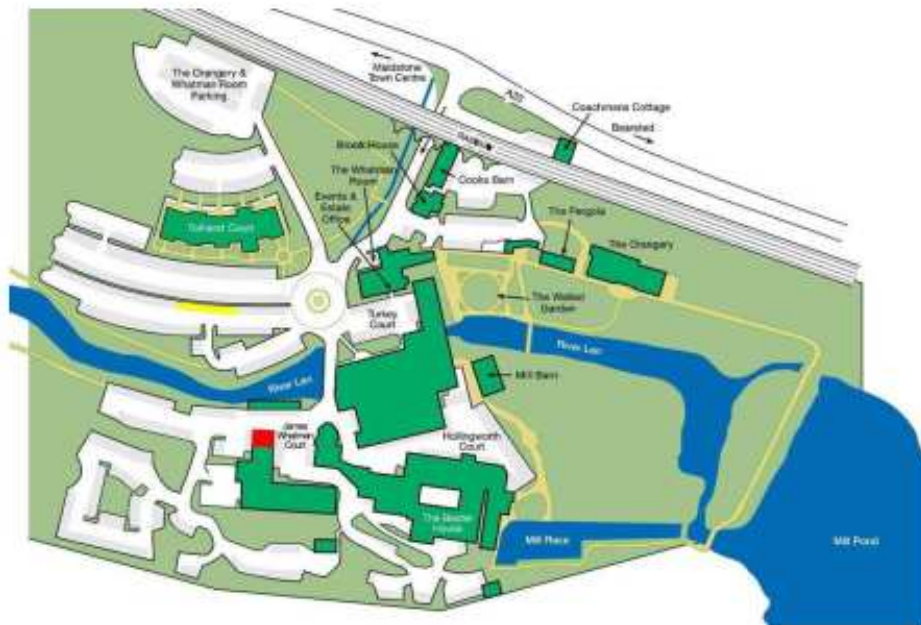
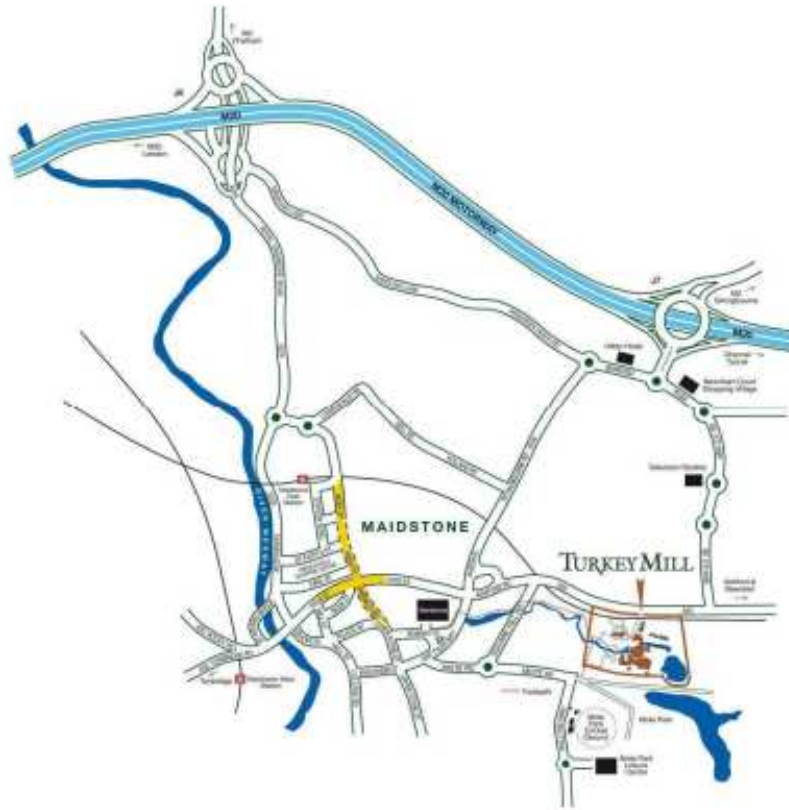


EXISTING SITE BLOCK PLAN - SCALE 1:1000

Note

- Dancoos Demised Area
- Dancoos Common Area

DRAWN		PROJECT	
Turkey Hill Investments		Floor Plans	
Existing First Floor Plan		1:100	21.07/2010
11 James Whitman Court		E210104UWC11 B	A3
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When undertaking viewings, please use the on-site Visitors parking spaces (marked yellow on the site plan above)