



 **TURKEY MILL**
BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

8 HOLLINGWORTH COURT

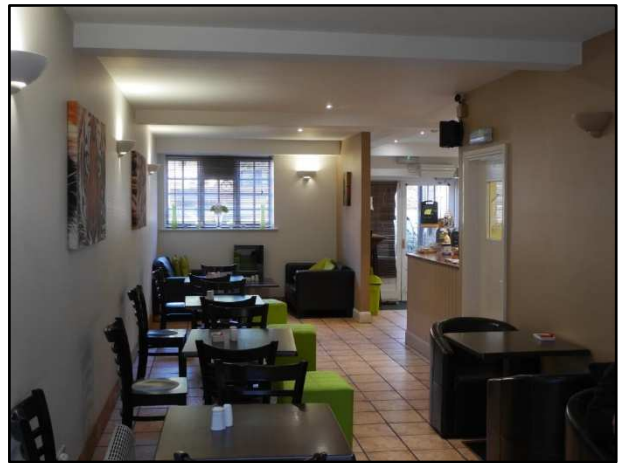
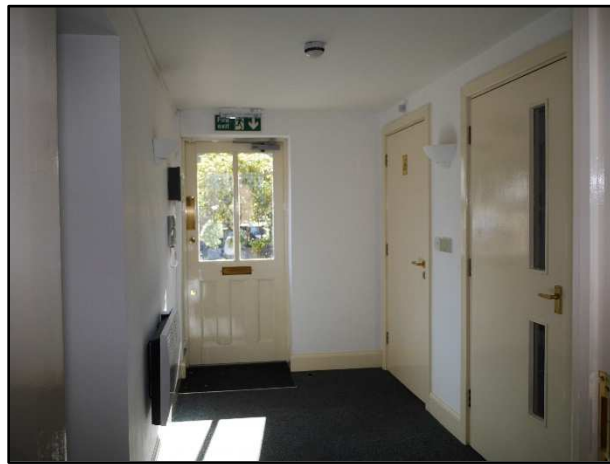


**SELF-CONTAINED SUITE
OF CHARACTER OFFICES**

**381 sq. ft. (35.4 m²)
2 parking spaces**

TO LET

www.turkeymill.co.uk



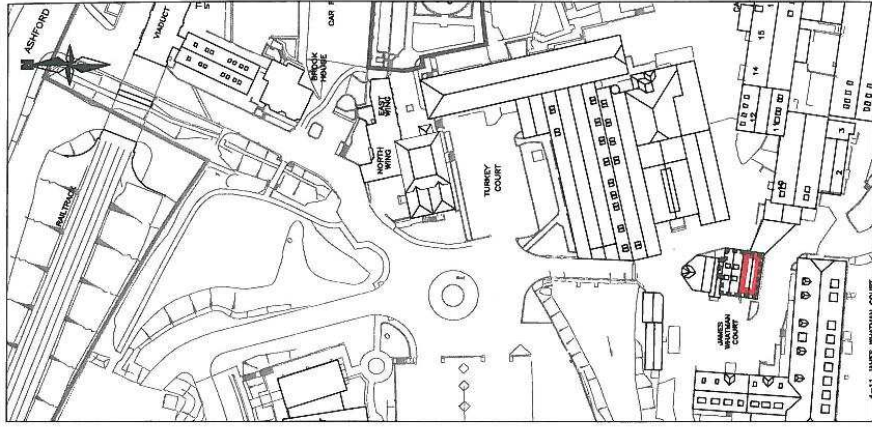
LOCATION	Turkey Mill is an exceptional office environment on the eastern edge of Maidstone town centre backing onto Mote Park and accessed off the A20 within 1½ miles of junction 7 of the M20. Formerly a working paper mill developed by the historic Whatman family, Turkey Mill is now a thriving business park set within secluded landscaped grounds.										
DESCRIPTION	Character ground floor self-contained open plan single office, redecorated and partly air-conditioned with kitchen and WC.										
FEATURES	<table border="0"> <tr> <td>* Convenient for A20/M20</td> <td>* On site estate office/catering</td> </tr> <tr> <td>* 10 minute walk to town centre via River Len footpath</td> <td>* CCTV security</td> </tr> <tr> <td>* Excellent on-site parking</td> <td>* Footpath to Mote Park</td> </tr> <tr> <td>* 24/7 access</td> <td>* Shared use of walled garden</td> </tr> <tr> <td></td> <td>* On-site conference facilities</td> </tr> </table>	* Convenient for A20/M20	* On site estate office/catering	* 10 minute walk to town centre via River Len footpath	* CCTV security	* Excellent on-site parking	* Footpath to Mote Park	* 24/7 access	* Shared use of walled garden		* On-site conference facilities
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	* On-site conference facilities										
ACCOMMODATION	Ground floor 381 sq. ft. (35.4 m ²) 2 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 – 07880 032772, 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 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	£7,620 per annum + VAT										
VAT	All lease costs are subject to VAT at the standard rate.										
RATES	According to the Valuation Office website the Rateable Value (2017 List) is £6,400. Charged at a Uniform Business Rate of 49.9p in the £ 2020/2021 tax year. Eligible companies can apply for small business rate relief potentially reducing the rates payable to zero. Interested parties should contact the Business Rates Department of Maidstone Borough Council on 01622 602000.										
LEGAL COSTS	Each party to be responsible for their own costs.										
EPC	The property has been rated Band E (105). An Energy Performance Certificate is available to view upon request.										
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

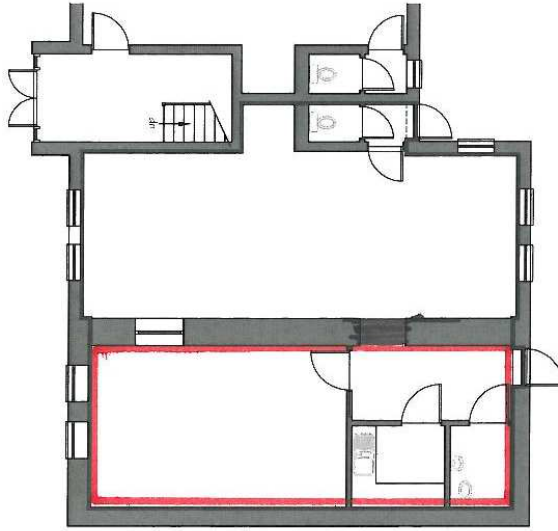


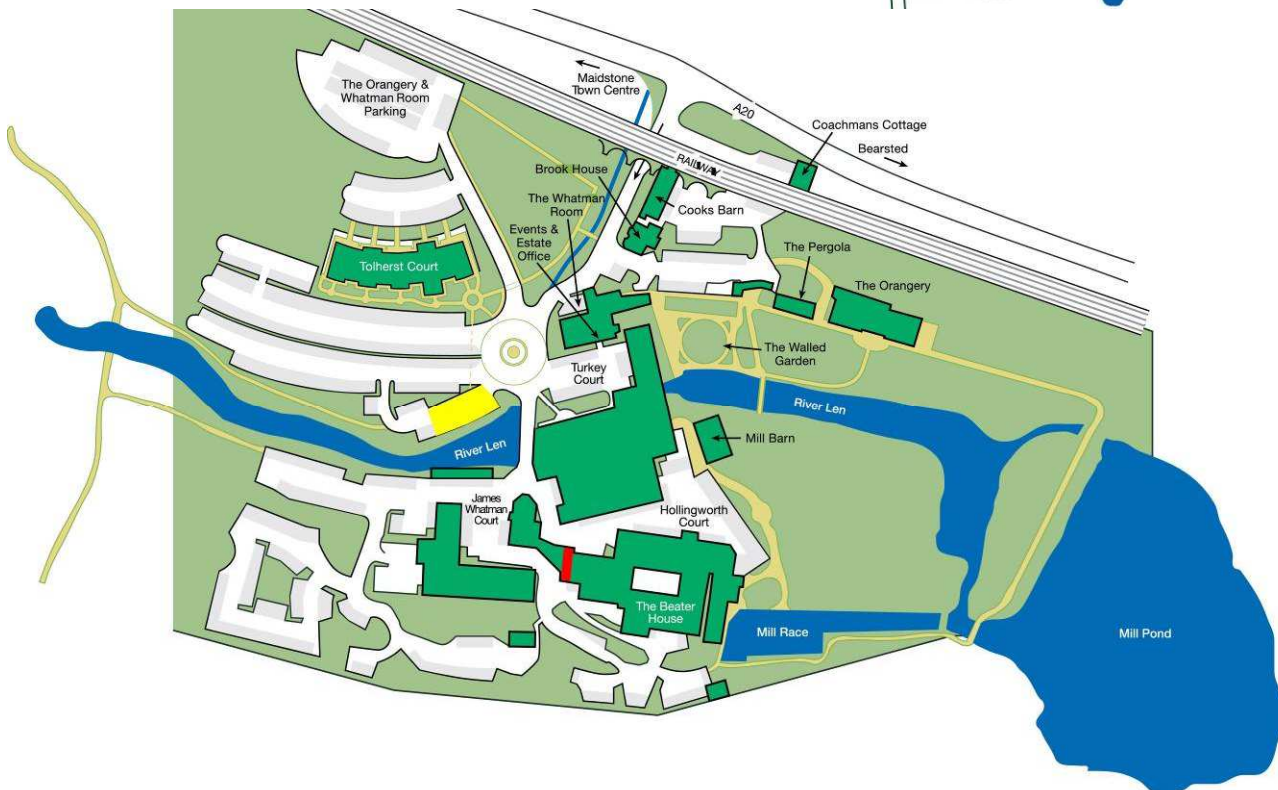
EXISTING SITE BLOCK PLAN - SCALE 1/1000

Note

- Denotes Demised Area
- Denotes Common Area

CLIENT Turkey Mill Investments.	PROJECT Floor Plans
DRAWING Existing Ground Floor Plan, 8 Hollingworth Court	SCALE 1:100
	DATE 31/08/2011
	SIZE A3
	REV. EZ/2010HC/8
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When undertaking viewings, please use the on-site Visitors parking spaces (marked yellow on the site plan above)