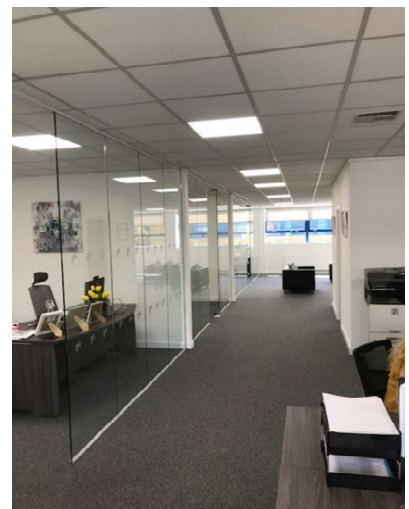




FIRST FLOOR, CANADA HOUSE, CENTRE 3000, 20/20, MAIDSTONE, KENT ME16 0LS



**STRATEGICALLY LOCATED
FIRST FLOOR MODERN OFFICE WITH CAR PARKING
1 MILE JUNCTION 5, M20
FROM 1,216 – 2,418 SQ. FT. (112.99 – 224.62 M²)**

TO LET



01634 668000
watsonday.com

LOCATION

Centre 3000 is located on the highly successful 20/20 Estate to the north west of Maidstone town centre and adjacent to Junction 5 of the M20. The M20 provides rapid communications to the Channel ports and tunnel to the east and to London, the M25 and the remainder of the national motorway network to the west. Occupiers at 20/20 include Golding Homes, NHS and James Villa Holidays.

DESCRIPTION

- Self-contained entrance to 1st floor
- Mixture of high quality glazed cellular offices
- Suspended ceilings with recessed lighting
- Raised floors
- Gas fired central heating
- Male and female WCs
- Highly accessible location
- On-site car parking
- Mechanical fresh air ventilation

ACCOMMODATION

First Floor, South Wing

From 1,216 sq. ft. – 2,418 sq. ft. (112.99 – 224.62 m²)

TERMS

A new lease for a term by negotiation direct from the Landlord.

RENT

£14.50 per sq. ft. exclusive.

LOCATION PLAN



SERVICE CHARGE

There is an estate service charge to cover the cost of landscaping, estate lighting and maintenance. There will be a building service charge to cover the cost of shared services. We are advised the current building service charge is £2.50 per sq. ft.

BUSINESS RATES

To be re-assessed.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band D (83). An Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

01634 668000

nickthrelfall@watsonday.com

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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