



TURKEY MILL BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

SECOND FLOOR OFFICE, TURKEY COURT



REFURBISHED OFFICE SUITE

**133 sq. ft.
with 1 car parking space**

TO LET

www.turkeymill.co.uk

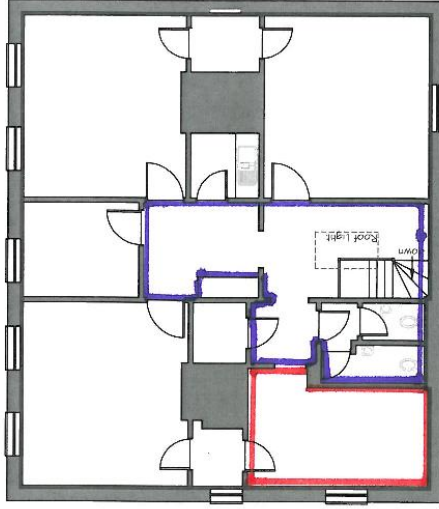
LOCATION	Turkey Mill is an exceptional office environment on the eastern edge of Maidstone town centre backing onto Mote Park and accessed off the A20 within 1½ miles of junction 7 of the M20. Formerly a working paper mill developed by the historic Whatman family, Turkey Mill is now a thriving business park set within secluded landscaped grounds.			
DESCRIPTION	Stunning character office building providing individual rooms with shared entrance, WCs and kitchen. Ideal for small or growing businesses.			
FEATURES	<ul style="list-style-type: none"> • Convenient for A20/M20 • 10 minute walk to town centre via River Len footpath • Excellent on-site parking • 24/7 access 	<ul style="list-style-type: none"> • On-site estate office/catering • CCTV security • Footpath to Mote Park • Shared use of walled garden • On-site conference facilities 		
ACCOMMODATION	Rear East Suite	133 sq. ft.	1 car space	Available
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 new internal repairing leases on an inclusive basis with the rent to include landscaping and estate maintenance, buildings insurance, refuse collection, CCTV security, general estate lighting, cleaning and maintenance of common areas, fire alarm, window cleaning and external repairs and maintenance. Excluded: Business rates, telephone/I.T. charges.			
RENT	Rear East Suite	£350 per month + VAT		
	The amount above represents the combined rent and service charges. The services element is subject to a fixed increase of 3% per annum.			
BUSINESS RATES	According to the Valuation Office website the Rateable Value (2017 list) is £1,725 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.			
EPC	To be supplied.			
LEGAL COSTS	Each party to bear their own legal costs.			
AVAILABLE	Immediate.			
VIEWING	Via the joint agents:-			



MISREPRESENTATION ACT

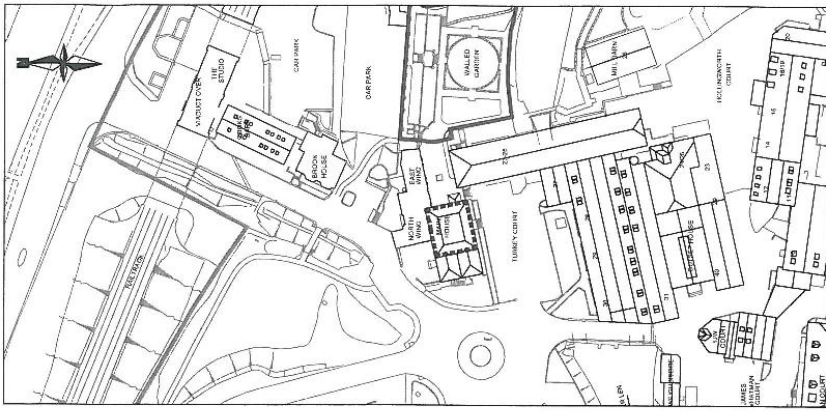
The agents and Vendor do not take responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty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

Jul 2020



REAR SUITE
SECOND FLOOR

MAIN HOUSE

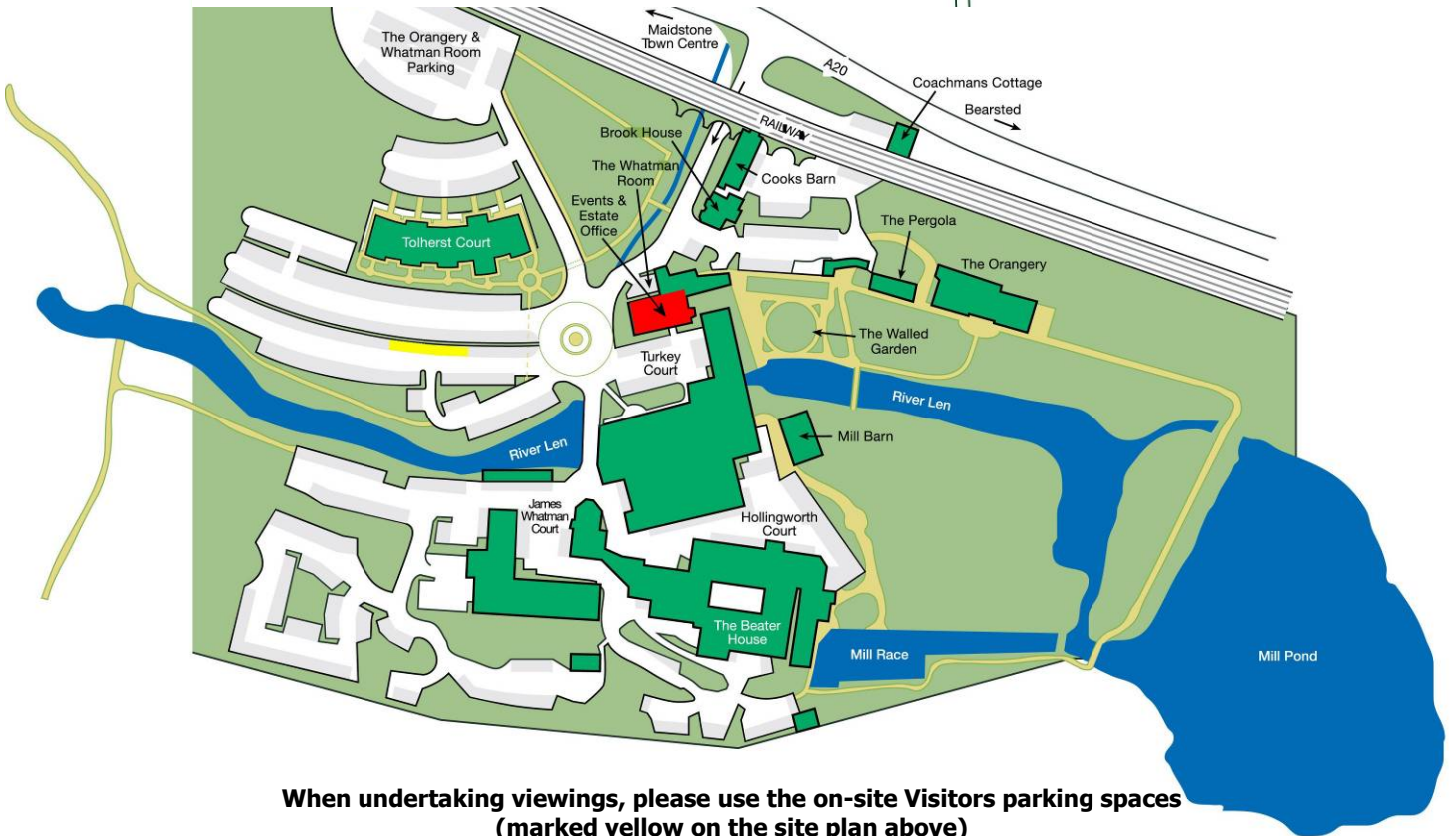
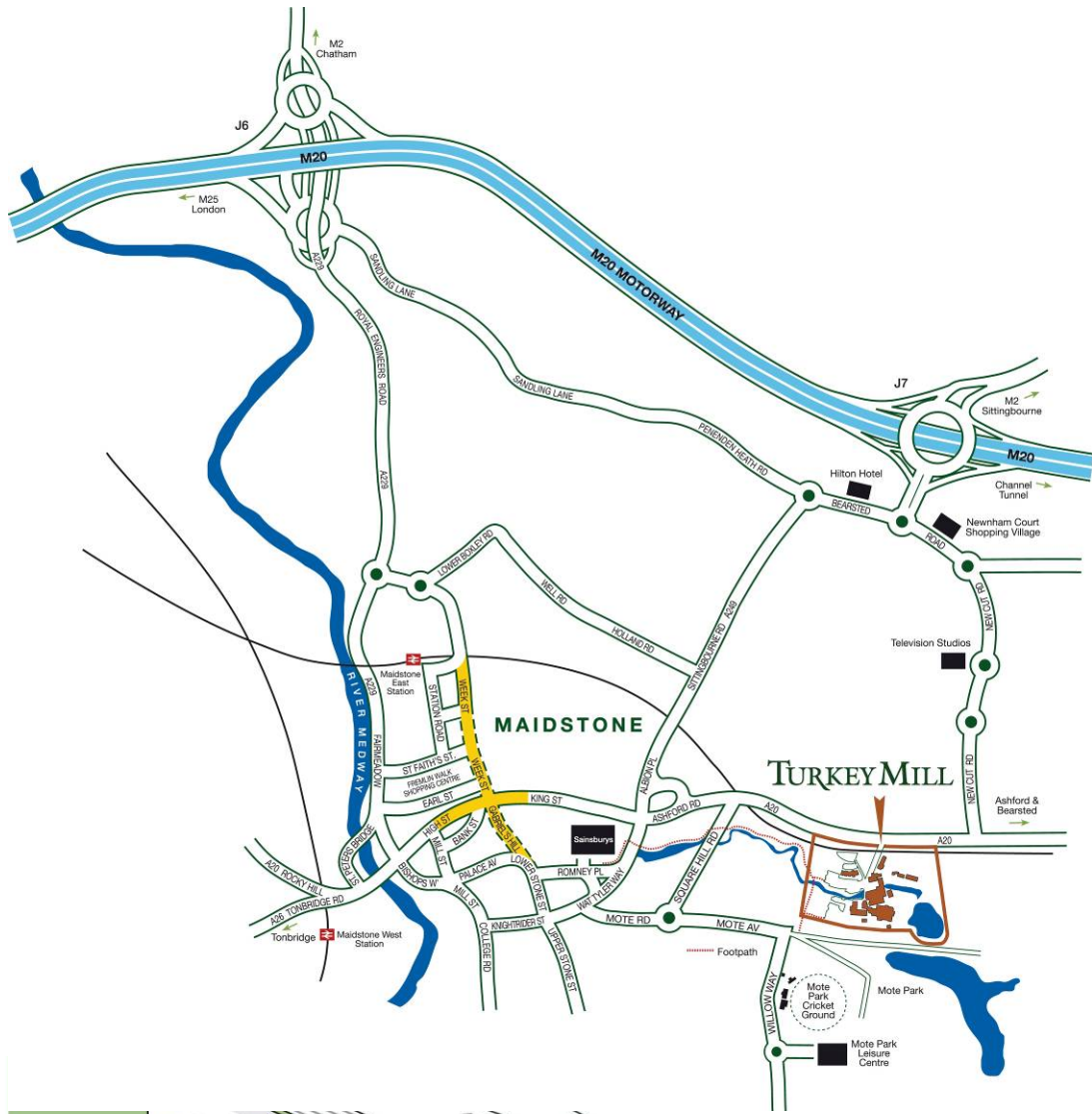


EXISTING SITE BLOCK PLAN - SCALE 1/1000

Note

- Denotes Demised Area
- Denotes Common Area

CLIENT		PROJECT	
Turkey Mill Investments.		Floor Plans	
DRAWING	SCALE	DATE	S.A.
Existing Second Floor Plan, SF Suite, Main House, Turkey Court.	1:100	28/04/2010	A3
Draw No.		REV.	
EZ/2010/MH/SF1c		00	



When undertaking viewings, please use the on-site Visitors parking spaces (marked yellow on the site plan above)