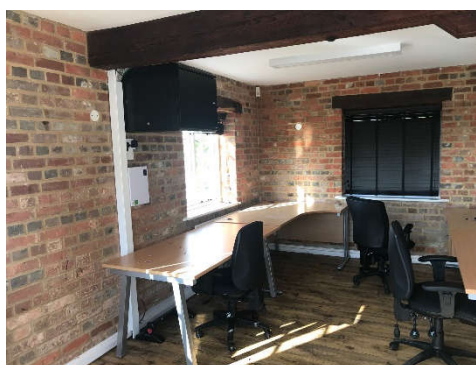
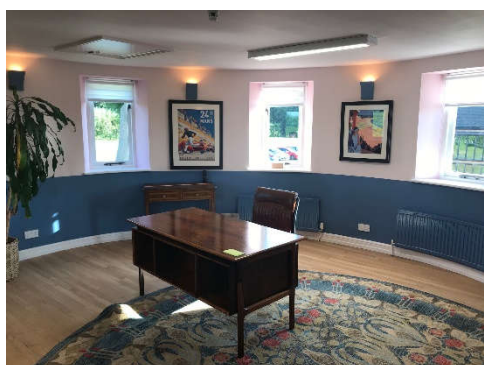


THE OAST, FRIDAY STREET FARM, FRIDAY STREET, EAST SUTTON, MAIDSTONE, KENT ME17 3DD



**PRESTIGIOUS SELF-CONTAINED OFFICE WITH
GOOD PARKING IN A WELL LOCATED RURAL
ENVIRONMENT**

500 - 1,520 SQ. FT.

TO LET

LOCATION

The property is located within a business complex at Friday Street Farm. Sutton Valence village is approximately 0.75 miles to the west, Maidstone town centre is 6 miles to the north west and the M20, J8 3.5 miles to the north. Mainline rail services are available from Headcorn, 4 miles to the south and Hollingbourne, 3.5 miles to the north providing services to London Charing Cross and London Victoria in journey times of approximately 1 hour.

DESCRIPTION

The property comprises an impressive detached Oast set over two storeys. The property provides a good standard of accommodation with salient features as follows:-

- Mainly open plan office areas
- Fibre optic telecommunications available (leased line)
- Modern fitted kitchen
- Separate male & female WCs
- Air conditioning cassettes on ground and first floors
- Central heating
- Impressive views over the Weald
- Ample parking provision (exact number of spaces to be agreed)
- Part of rural business park

ACCOMMODATION

The property has the following net internal areas:-

Ground Floor	700 sq. ft.	(65.03 m ²)
First Floor	820 sq. ft.	(76.16 m ²)
Total	1,520 sq. ft.	(141.19 m²)

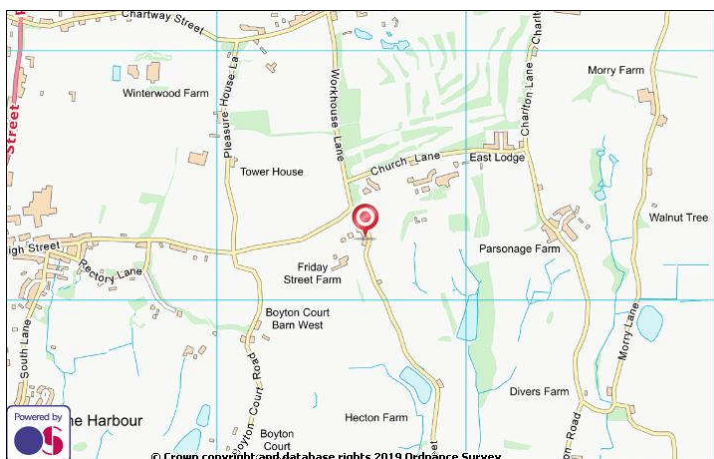
TERMS

The property is available on a new lease with terms to be agreed.

RENT

£20.00 per sq. ft. per annum exclusive.

LOCATION PLAN



SERVICE CHARGE

The landlord will levy a service charge for maintenance and upkeep of the common parts. Further details available upon request.

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Offices & Premises £16,250

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate has been requested and will be available shortly.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

01634 668000

richardturnill@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



01634 668000