



# TURKEY MILL BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

## 2 BROOK HOUSE, TURKEY COURT



**GROUND FLOOR OFFICE SUITE**

**177 sq. ft. (16.44 m<sup>2</sup>)**

**with 1 car parking space**

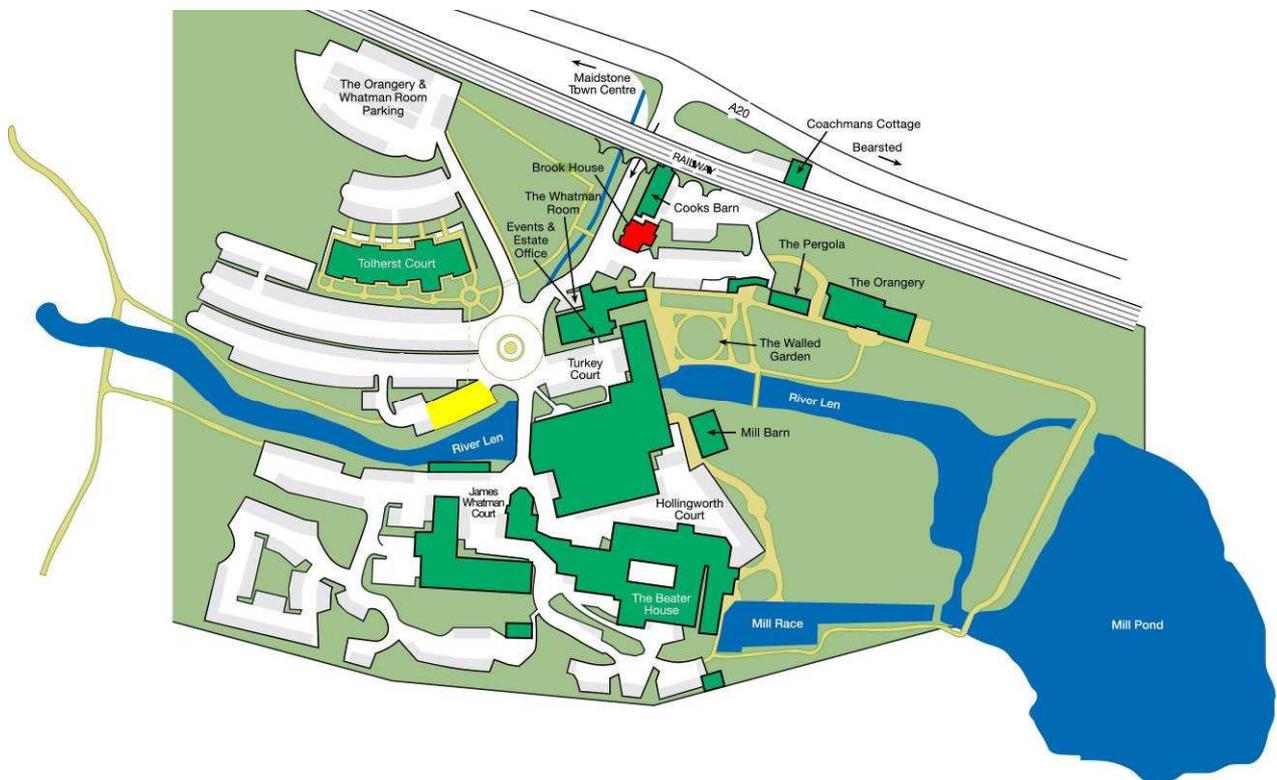
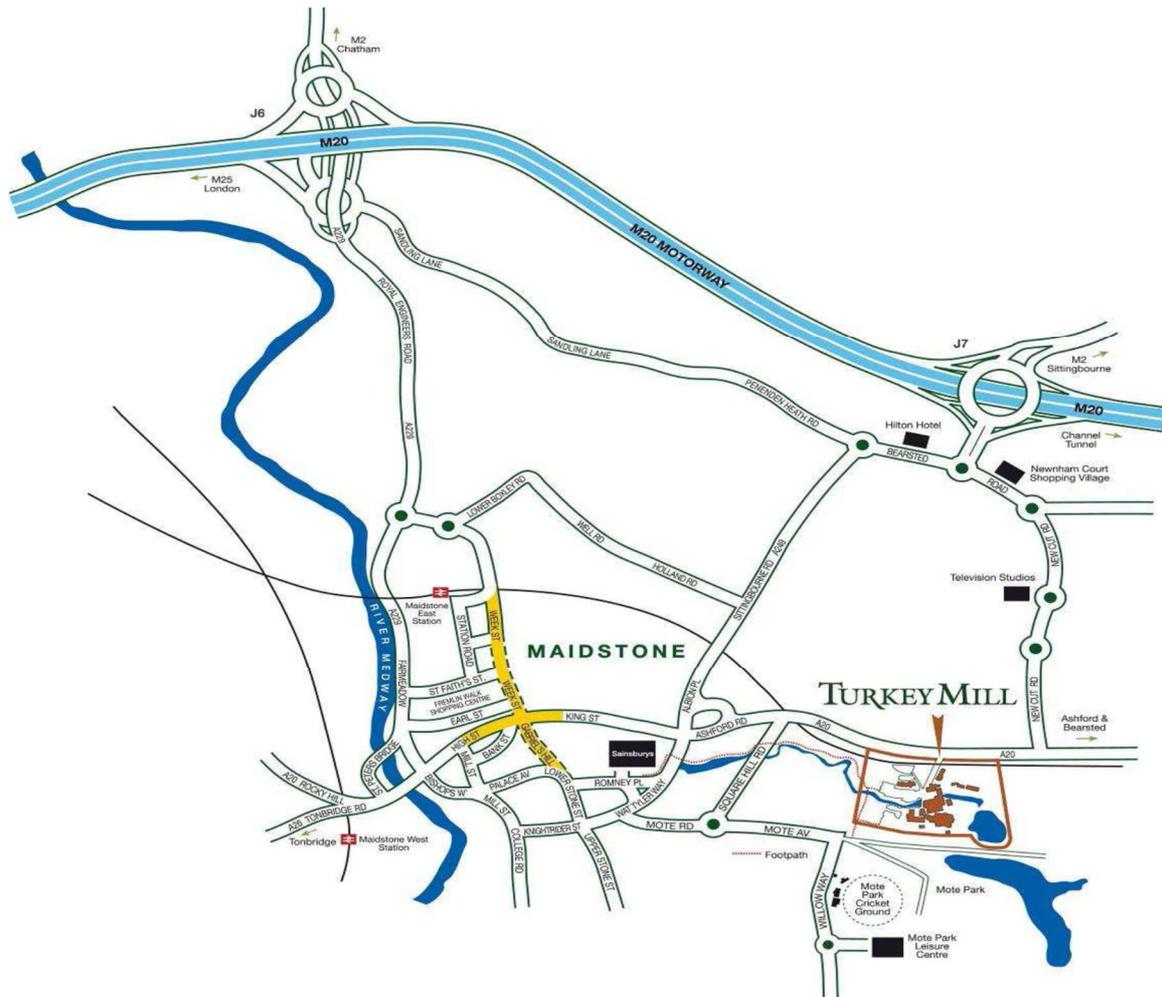
**AVAILABLE ON FLEXIBLE INCLUSIVE TERMS**

[www.turkeymill.co.uk](http://www.turkeymill.co.uk)

<b>LOCATION</b>	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.										
<b>DESCRIPTION</b>	Brook House is a refurbished building providing 7 individual offices with shared entrance, WCs and new shared kitchen. Ideal for small or growing businesses.										
<b>FEATURES</b>	<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>* Furniture provided</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	* Furniture provided	* On-site conference facilities
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<b>ACCOMMODATION</b>	Ground Floor Room 2      177 sq. ft. (16.44 m <sup>2</sup> )      1 car space  One further car space may be available.										
<b>TELECOMS</b>	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: <a href="mailto:scott.tanfield@focus-grp.co.uk">scott.tanfield@focus-grp.co.uk</a> . Infrastructure on Turkey Mill is fibre enabled and can deliver up to 80 Mbps download speeds.										
<b>TERMS</b>	Available by way of a new internal repairing licence for a term of 3 years with one year term certain and an annual tenant option to break on 6 months prior notice.										
<b>RENT</b>	£370 per month + VAT. The rent is exclusive of business rates, contents insurance and telephone/IT.										
<b>FACILITY FEE</b>	£220 per month + VAT which includes landscaping and estate maintenance, buildings insurance, refuse collection, CCTV security, general estate lighting, cleaning and maintenance of common areas, fire alarm, external window cleaning, external repairs and maintenance, electricity and heating.										
<b>RATES</b>	According to the Valuation Office website the Rateable Value (2017 list) is £3,550. 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.										
<b>OCCUPATION</b>	Immediate.										
<b>EPC</b>	The property has an EPC rating of Band D (92). A copy of the certificate is available to view on request.										
<b>VIEWING</b>	Via the joint agents,										







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