



TURKEY MILL BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

23 HOLLINGWORTH COURT



CHARACTER OFFICE SUITE

**1,960 sq. ft.
8 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 office suite with kitchen and w.c. facilities.										
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
* 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										
ACCOMMODATION	Ground Floor Offices 1,960 sq. ft. 8 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.										
RENT	£31,360 per annum exclusive										
LEASE	<p>A new lease is available direct from the landlord for a term to be agreed.</p> <p>A building service charge will be payable in respect of maintenance, heating, cleaning, lighting, etc of the common internal parts of the building together with maintenance of the exterior & structure of the building. Further details are available on request.</p> <p>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 estate maintenance, refuse collection, CCTV security, general estate lighting and signage.</p>										
VAT	All lease costs are subject to VAT at the standard rate.										
BUSINESS RATES	We estimate that the apportioned Rateable Value (2017 List) will be £29,850 Charged at Uniform Business Rate of 49.9p in the £ 2020/2021 tax year.										
OCCUPATION	Possession date by agreement. The premises are currently let but the occupier wishes to surrender its lease to the landlord.										
LEGAL COSTS	Each party to be responsible for their own costs.										
EPC	An Energy Performance Certificate has been commissioned.										
VIEWING	Via the joint agents:-										

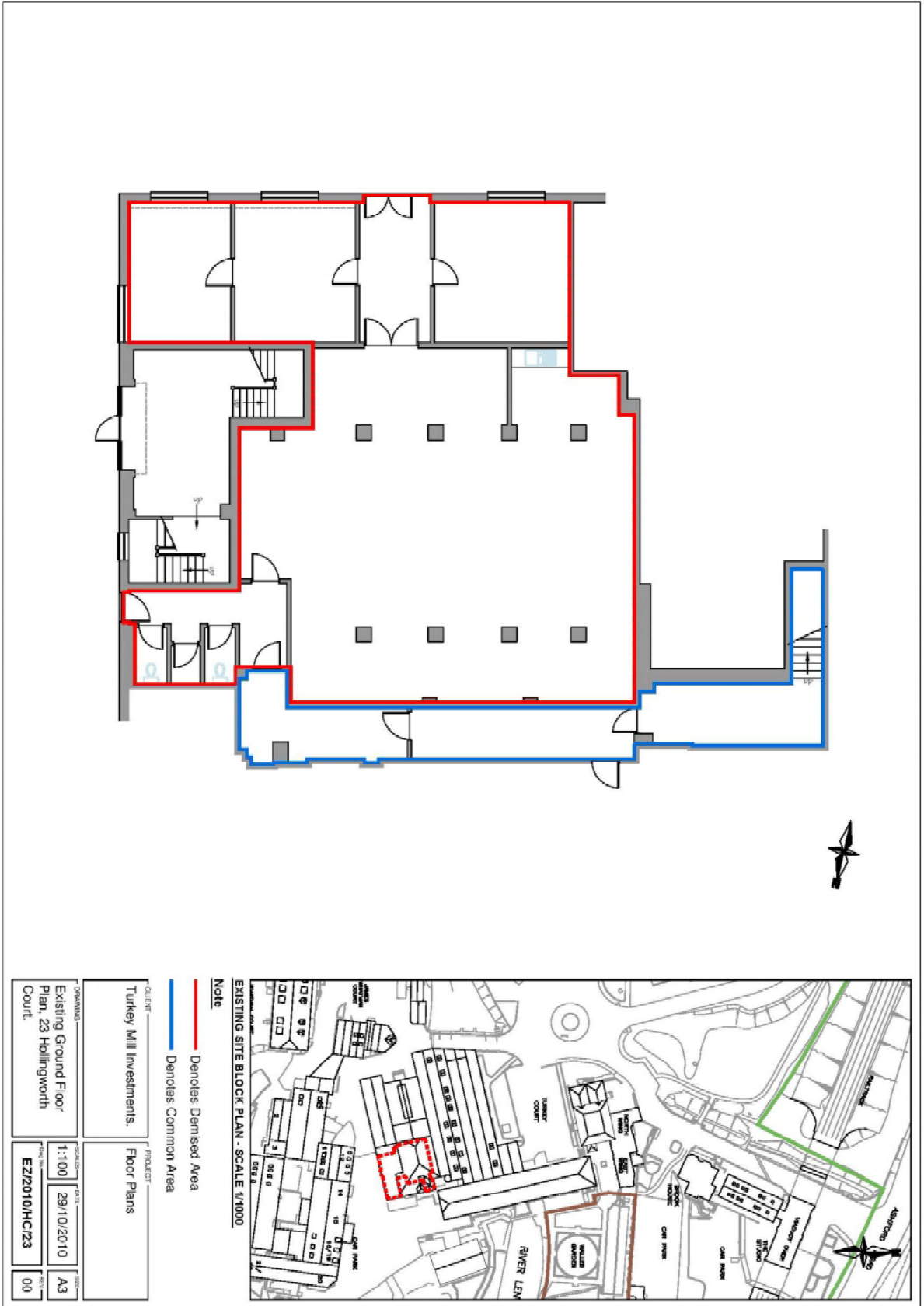


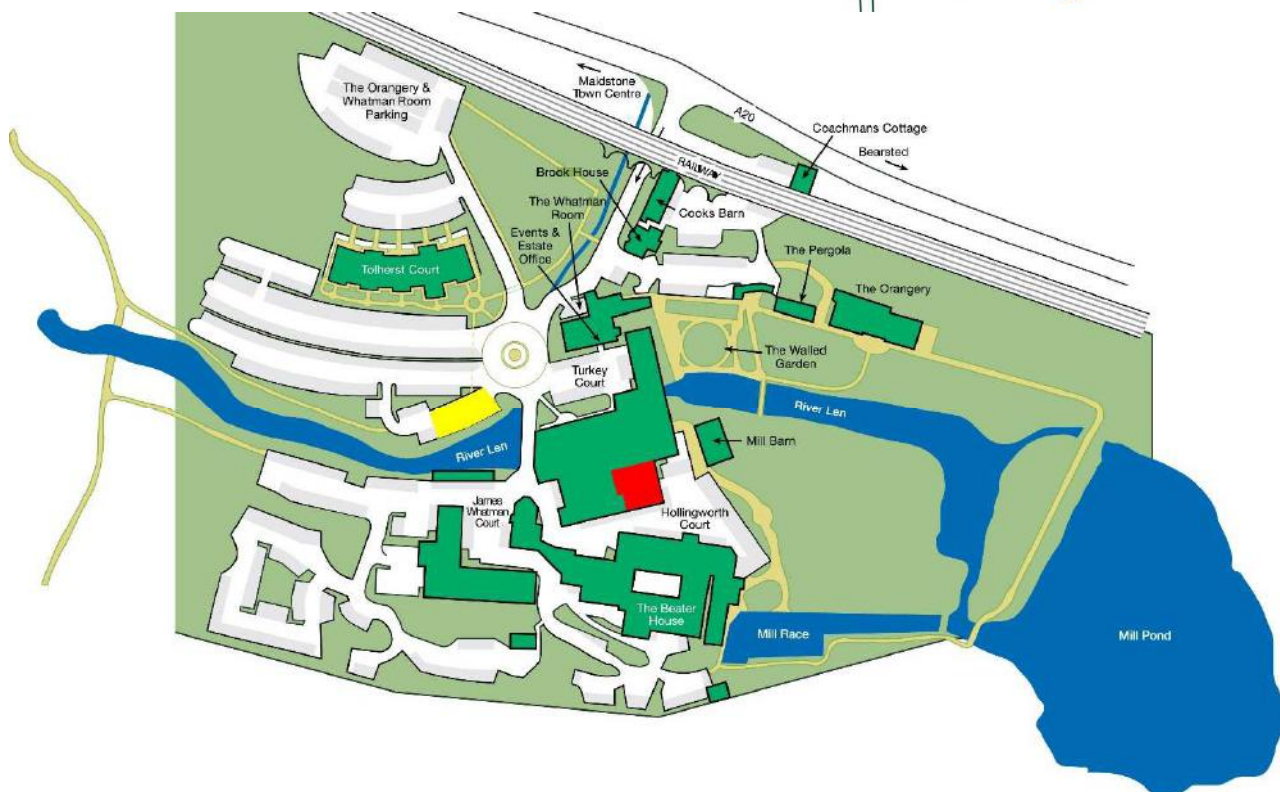
MISREPRESENTATION ACT

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.

November 2019

Floor Plan





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