

**UNIT D ORCHARD BUSINESS CENTRE, 20/20 ESTATE,
AYLESFORD, MAIDSTONE, KENT ME16 0LL**



**STRATEGICALLY LOCATED OFFICES
WITH CAR PARKING AND STORAGE
JUST 1 MILE FROM JUNCTION 5, M20
2,546 SQ. FT. (237 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION:

Orchard Business Centre is a mixed use estate located on the highly successful 20/20 Estate, 2 miles north west of Maidstone town centre, with excellent direct access to Junction 5 of the M20 via the A20. 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 an AA Call Centre, Whatman Plc., Lombard and Henry Schein.

DESCRIPTION:

The premises comprise refurbished air conditioned offices at first floor level with good car parking. Amenities include:-

- Suspended ceilings with recessed lighting
- Plastered and painted walls
- Re-carpeted and redecorated throughout.
- Mostly open plan with two meeting rooms
- Private ground floor reception
- 10 on-site car parking spaces.

ACCOMMODATION:

First Floor Offices	2,116 sq. ft.	(197 m ²)
Store area	<u>430 sq. ft.</u>	<u>(40 m²)</u>
Total:	2,546 sq. ft.	(237 m²)

TERMS:

The premises are available on a new lease at a rent of £25,000 p.a. ex.

RATES &

SERVICE CHARGE:

Rates are to be separately assessed. There will be a service charge contribution towards the upkeep of the common parts.

EPC:

An Energy Performance Certificate is attached.

LEGAL COSTS:

Both parties' legal costs to be borne by the ingoing tenant.

VIEWING:

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

(01634) 668000

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



Energy Performance Certificate

Non-Domestic Building



FIRST FLOOR
Unit D Orchard Business Centre
St Barnabas Close
Allington
MAIDSTONE
ME16 0JZ

Certificate Reference Number:
0020-4910-0380-2811-1090

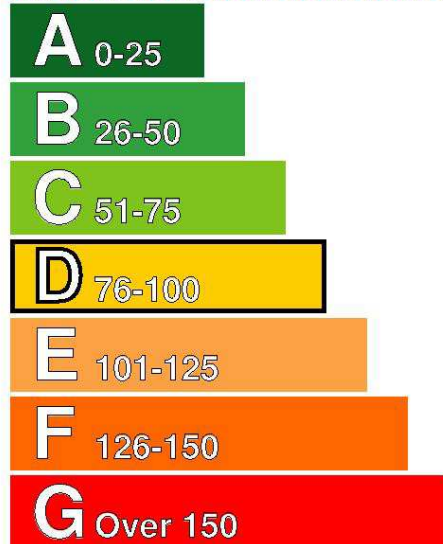
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ 80 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 270
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

70 If newly built
150 If typical of the existing stock

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