



# TURKEY MILL BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

## SECOND FLOOR, MAIN HOUSE



**REFURBISHED OFFICE SUITES**

**343 sq. ft.  
with parking**

**TO LET**

[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>	Stunning character office building providing individual rooms with shared entrance, WCs and kitchen. Ideal for small or growing businesses.			
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• Convenient for A20/M20</li> <li>• 10 minute walk to town centre via River Len footpath</li> <li>• Excellent on-site parking</li> <li>• 24/7 access</li> </ul>	<ul style="list-style-type: none"> <li>• On-site estate office/catering</li> <li>• CCTV security</li> <li>• Footpath to Mote Park</li> <li>• Shared use of walled garden</li> <li>• On-site conference facilities</li> </ul>		
<b>ACCOMMODATION</b>	East Suite (Rooms 3 & 4)	343 sq. ft.	2 car spaces	<b>Available</b>
<b>TELECOMS</b>	If you are contemplating a move we suggest before contacting BT you check your options with RTF Networks who provide a free advisory service to Turkey Mill tenants or those considering space on the Business Park. Contact Joline Cramond on 0844 247 4480, email: <a href="mailto:joline@rtfnetworks.co.uk">joline@rtfnetworks.co.uk</a> . Infrastructures on Turkey Mill is fibre enabled and can deliver up to 80 Mbps download speeds.			
<b>LEASE</b>	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, sub-metered electricity.			
<b>RENT</b>	East Suite	<b>£815 per month + VAT</b>		
	The figures above represent the combined rent and service charges. The services element is subject to a fixed increase of 3% per annum.			
<b>BUSINESS RATES</b>	To be assessed, but estimated to be approx RV: East Suite - £5,250. Small business rate relief may be available. Further information upon request.			
<b>EPC</b>	The property is a listed building and therefore under current legislation we understand no EPC is required.			
<b>LEGAL COSTS</b>	Immediate occupation by licence (£200 PLUS VAT).			
<b>AVAILABLE</b>	From November 2016.			
<b>VIEWING</b>	Via the joint agents:-			



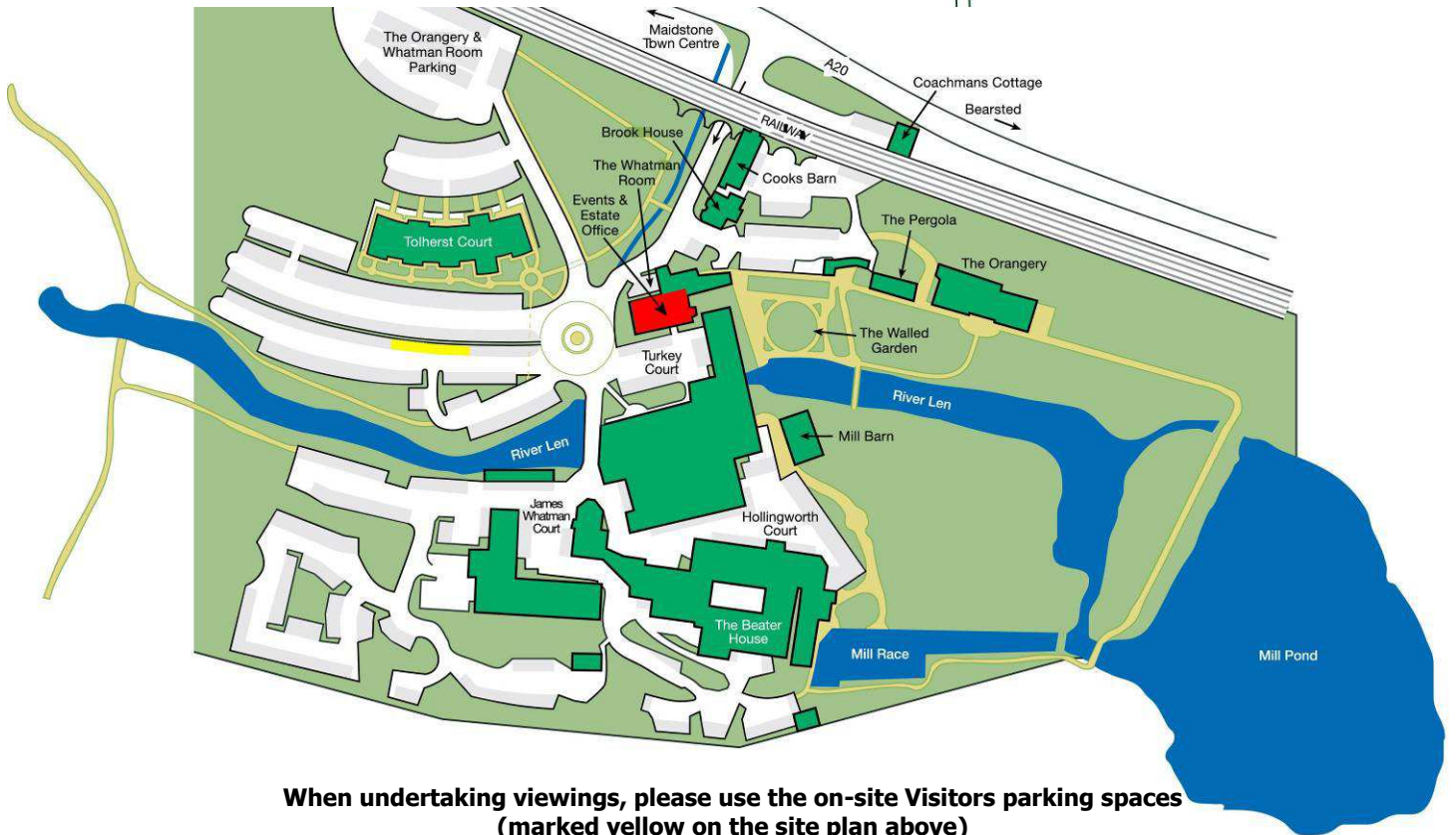
**MISREPRESENTATION ACT**

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.

Dec 15







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