



TURKEY MILL BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

NORTH WING, TURKEY COURT



INDIVIDUAL REFURBISHED OFFICES

**179 – 1,049 sq. ft (16.63 – 97.45 m²)
with parking**

AVAILABLE ON FLEXIBLE INCLUSIVE TERMS

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 The North Wing of the former Mill Owner’s Main House comprises 6 individual offices on 3 floors with shared entrance and w.c.s. Ideal for small or growing businesses.

FEATURES

* 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

Suite 3	(first floor)	179 sq. ft. (16.63 m ²)	1 car space	AVAILABLE
Suite 4	(first floor)	378 sq. ft. (35.12 m ²)	3 car spaces	LET
Suite 5	(second floor)	180 sq. ft. (16.72 m ²)	1 car space	AVAILABLE
Suite 6	(second floor)	312 sq. ft. (28.98 m ²)	2 car spaces	LET

TELECOMS 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: joline@rtfnetworks.co.uk. Infrastructure on Turkey Mill is fibre enabled and can deliver up to 80 Mbps download speeds.

TERMS Available by way of a new internal repairing lease 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, external window cleaning, external repairs and maintenance, electricity and heating. The rent is exclusive of business rates, contents insurance and telephone/IT.

RENT

Suite 3	£460 per month + VAT	Suite 5	£460 per month + VAT
Suite 4	£945 per month + VAT	Suite 6	£790 per month + VAT

The above figure represents the combined rent and service charges for the first year. The services element is subject to a fixed increase of 3% per annum.

RATES Rates to be reassessed, but approximately:-

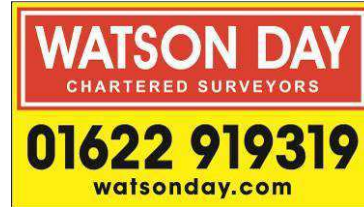
Suite 3	RV	£2,950	Suite 5	RV	£2,450
Suite 4	RV	£6,350	suite 6	RV	£4,100

Charged at a Uniform Business Rate of 48.2p in the £ 2014/2015 tax year. Unit 31st March 2015, 100% Business Rate relief is available for properties with a Rateable Value of £6,000 or less. If the Rateable Value is less than £12,000 but more than £6,001 the relief will taper from 100% to 0%. Interested parties should contact the Business Rates Department of Maidstone Borough Council on 01622 602000.

LEGAL COSTS Each party to be responsible for their own costs.

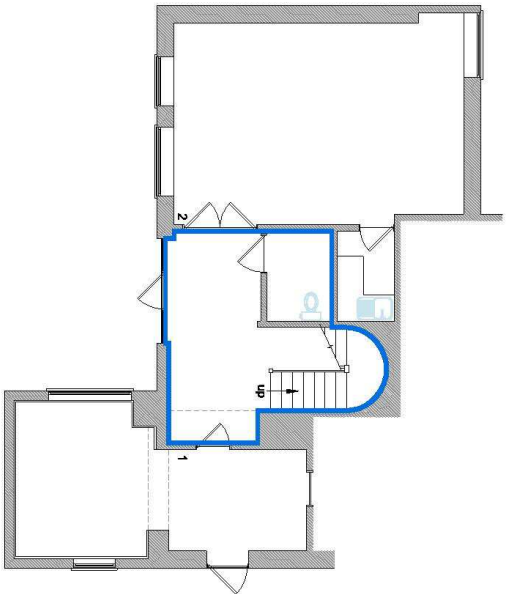
EPC The property is a listed building and therefore under current legislation we understand no EPC is required.

VIEWING Via the joint agents,

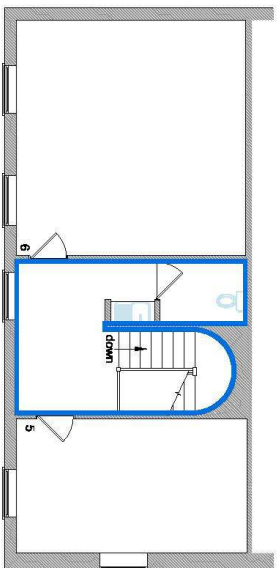


MISREPRESENTATION ACT

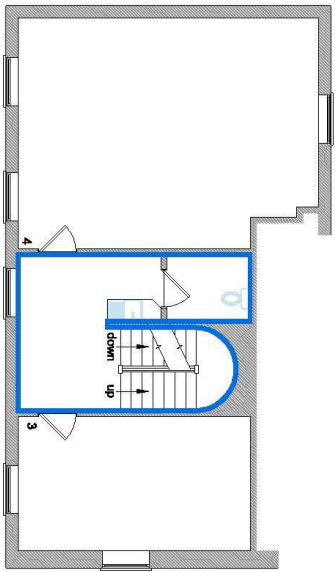
The agents and Vendor do not take responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. Sept 16



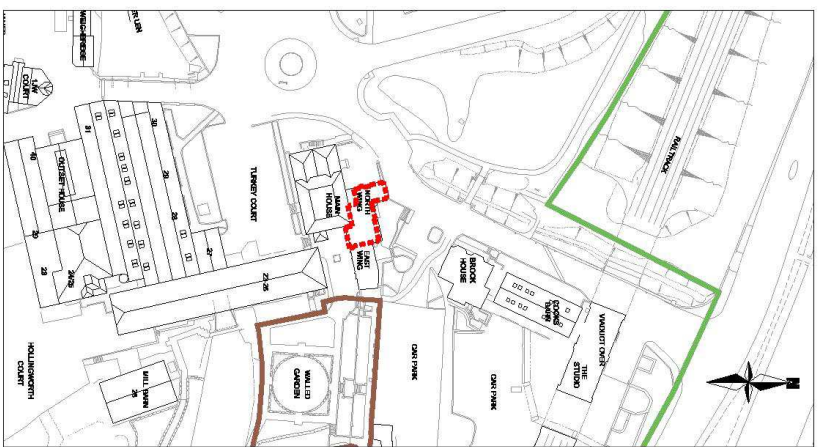
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



EXISTING SITE BLOCK PLAN - SCALE 1/1000

Note

- Demolished Area
- Demolish Common Area

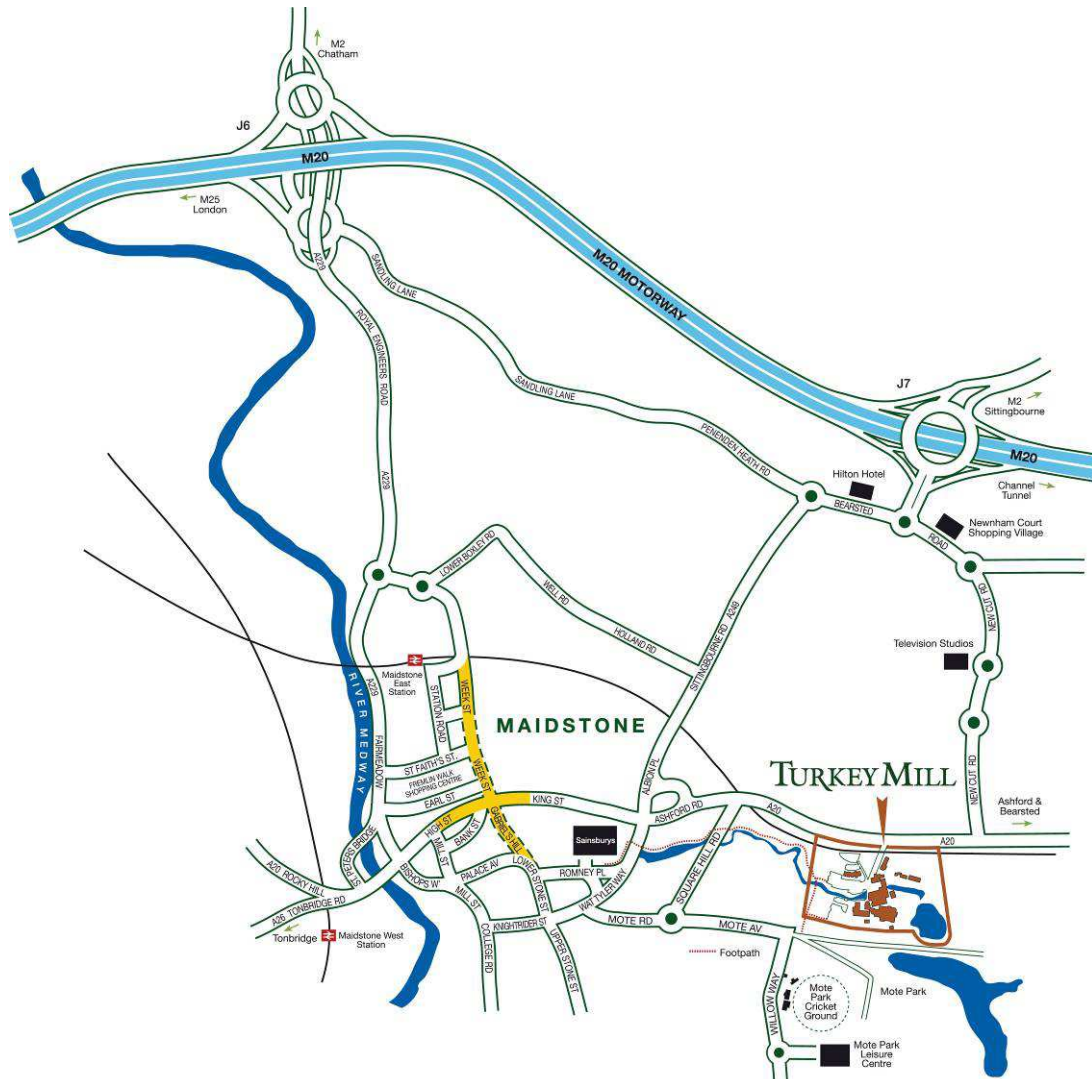


CLIENT
Turkey Mill Investments.

PROJECT
Floor Plans

DRAWING
Existing Ground, First & second floor plans, North Wing, Turkey Court.

SCALE	DATE	ISS.
1:100	14/02/2012	A3
DWG NO.	REV.	
EZ/2012/NW/01	00	



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