



TURKEY MILL BUSINESS PARK

ASHFORD ROAD, MAIDSTONE, KENT ME14 5PP

PAUL SANDBY COURT

**PROPOSED NEW DEVELOPMENT
A UNIQUE HIGH QUALITY THREE STOREY GRADE A
OFFICE BUILDING IN A PARK SETTING
PLANNING CONSENT GRANTED FOR 21,882 SQ. FT.**



PROPOSED NEW BUILD

7,294 – 21,882 sq. ft.

SMALLER SUITES BY NEGOTIATION

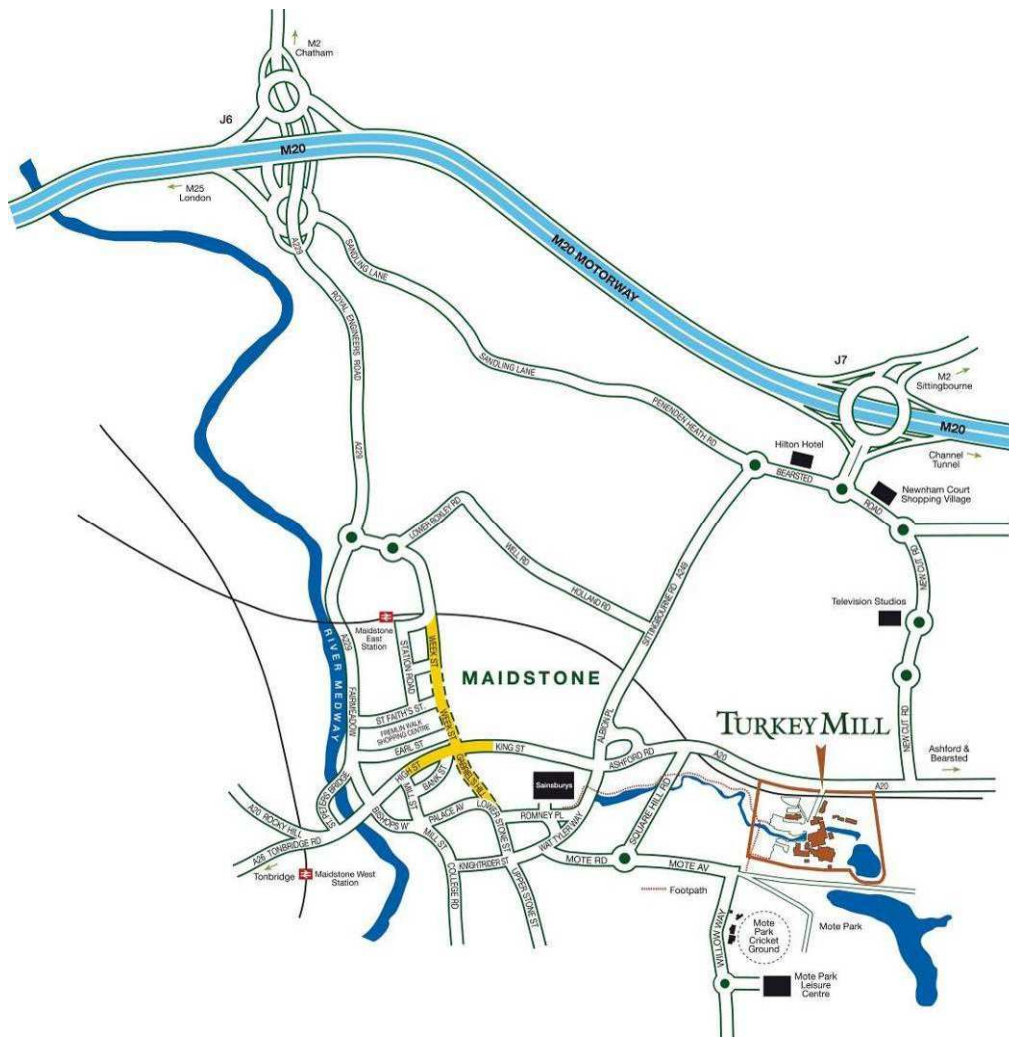
98 CAR SPACES IN TOTAL

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	Paul Sandby Court will comprise a unique new high quality office building on three floors to be built to a specification to include the following:-		
	<ul style="list-style-type: none"> • Two lift cores providing flexibility for sub-division • Raised floors to include floor boxes • 2.75 metre floor to ceiling height • Full heat recovery electric heating/cooling throughout • Carpeting to floors 	<ul style="list-style-type: none"> • Capable of sub-division to suites of 1,800 sq. ft. (7,294 per floor) • High performance feature roof • Flowing water feature to front of building • Highly energy efficient • LED lighting throughout 	
FEATURES	<ul style="list-style-type: none"> * Convenient for A20/M20 * 10 minute walk to town centre via River Len footpath * Excellent on-site parking * 24/7 access 	<ul style="list-style-type: none"> * On-site estate office/catering * CCTV security * Footpath to Mote Park * Shared use of walled garden * On-site conference facilities 	
ACCOMMODATION	Total	21,882 sq. ft. (2,032.84 m²)	98 car spaces
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 . Infrastructures on Turkey Mill is fibre enabled and can deliver up to 80 Mbps download speeds.		
RENT	On application.		
VAT	All lease costs are subject to VAT at the standard rate.		
LEASE	Available by way of a new effective full repairing and insuring lease for a term to be agreed (minimum 10 years unbroken). 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.		
COMPLETION	To be confirmed.		
BUSINESS RATES	To be assessed.		
LEGAL COSTS	Each party to be responsible for their own costs		
VIEWING OF SITE	Via the joint agents,		





When undertaking viewings, please use the on-site Visitors parking spaces