



**5,039 sq ft (468 m²)
AIR CONDITIONED OFFICES
WITH 20 PARKING SPACES
TO LET
(Only £7.50 psf exclusive)**



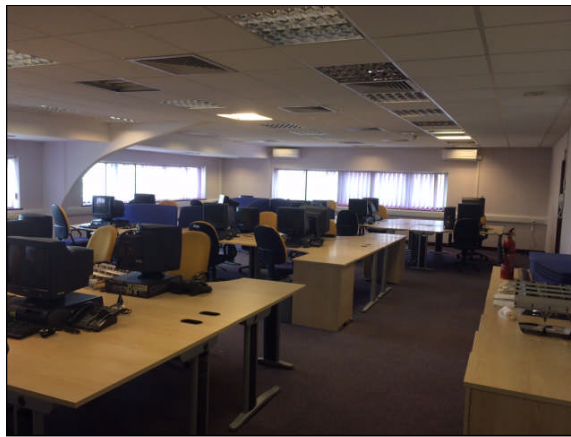
**FIRST FLOOR, PROSPECT HOUSE
MILLS ROAD, QUARRY WOOD
AYLESFORD, KENT
ME20 7NA**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

LOCATION: Quarry Wood is long established as one of Maidstone's best employment locations. Approximately 1 mile from Junction 5 of the M20 it offers excellent access to the M25 Motorway as well as to the ports of Dover and Sheerness and the Channel Tunnel

DESCRIPTION: The suite is currently laid out to provide part open plan, part cellular office space with its own WCs and kitchen but is capable of reconfiguration to meet an occupiers specific requirements.



RATES: Part of the premises comprising 3,762 sq ft and 2 parking spaces are assessed as offices and premises with a current rateable value of £18,000 and rates payable of £8,946 per annum (2016-17).

TENURE: The premises are available to let on a new lease on terms to be agreed.

RENT: £37,800 per annum exclusive of business rates, service charge (budget for the current year £2 per sq ft), utilities and other outgoings.

EPC: The property is assessed in Band C (63). A copy of the Energy Performance Certificate is available upon request.

FOR VIEWING AND FURTHER INFORMATION CONTACT TIM BISHOP

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.