



FIRST FLOOR SELF CONTAINED OFFICE WITH 6 CAR PARKING SPACES

1753 Sq Ft (162.88 Sq M)

**ARCADIA HOUSE, 20/20 INDUSTRIAL ESTATE, ST LEONARDS ROAD,
ALLINGTON, MAIDSTONE ME16 0LS**

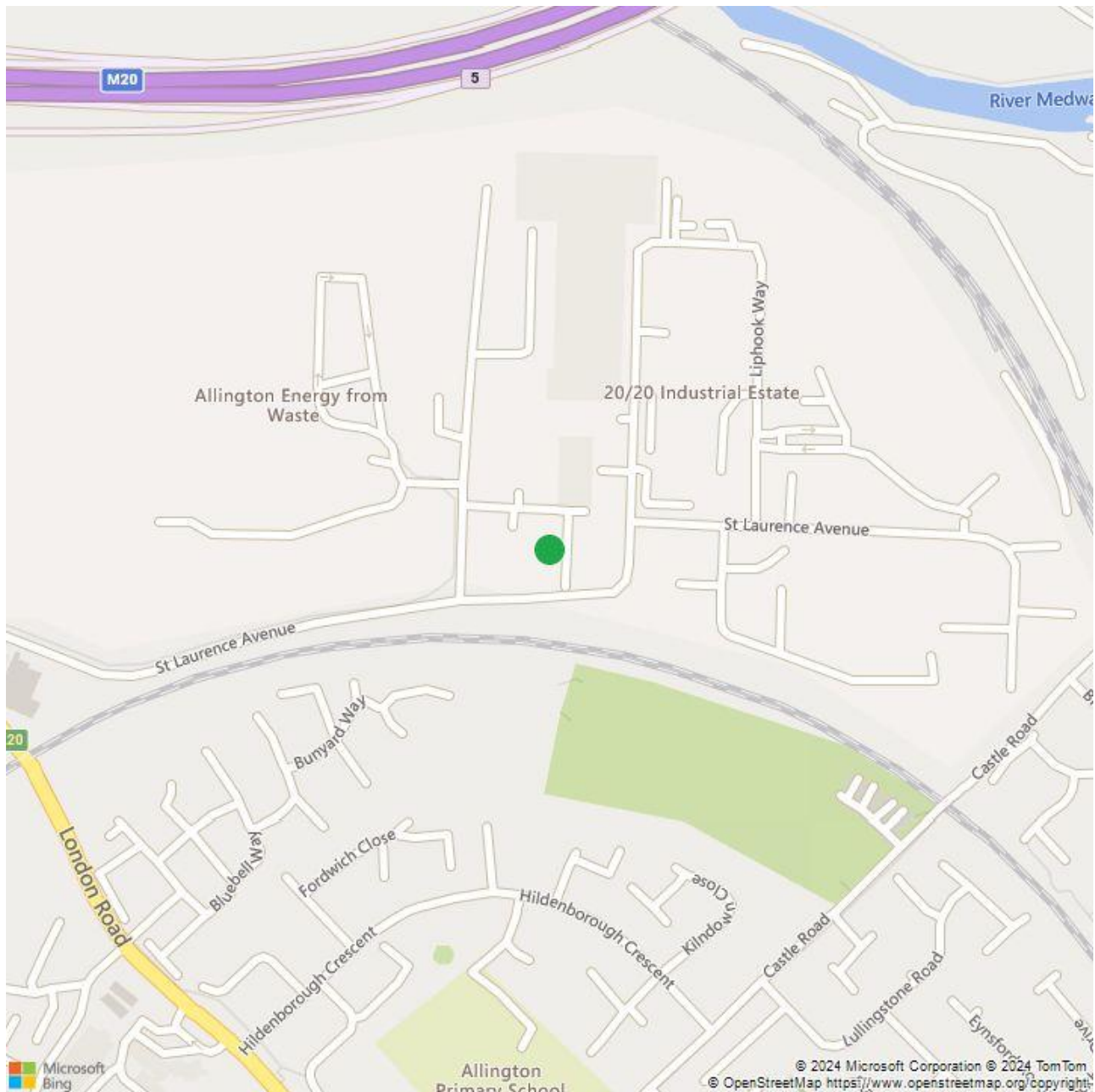
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The premises are situated within the 20/20 Industrial Estate, a modern courtyard of similar office buildings, providing terraced/semi detached offices within various blocks.

The 20/20 Estate is located just off Junction 5 of the M20 motorway and close to the Allington area of Maidstone, benefitting from a shopping parade and Waitrose Supermarket. Maidstone town centre is approximately 2 miles to the South East via the A20 London Road. Maidstone town centre benefits from two main line railway stations and is a County Town of Kent, containing some of Kent's main administrative facilities and shopping areas.

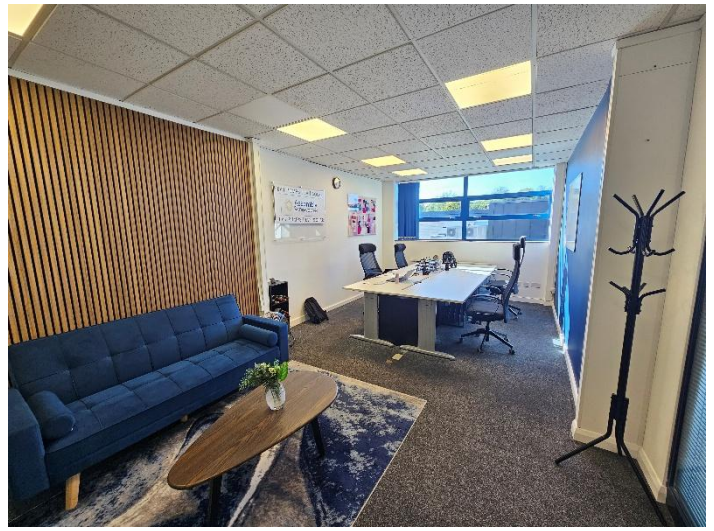


DESCRIPTION:

The property comprises the first floor of a modern mid-terrace office building of steel frame construction with brick/block cladding and glazed areas beneath a profiled steel sheet roof. The property benefits from gas fired central heating, and some air conditioning, separate male and female WC facilities and a kitchen break out area. There is a disabled WC on the ground floor. We understand that there are 6 car parking spaces allocated.

The floor is currently partitioned into 5 offices plus kitchen and break out area.

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ACCOMMODATION:

All areas are approximate and net internal

Currently partitioned into 5 offices plus kitchen and break out area.

First Floor:.....1,753 sq ft.....(162.88 sq m)

TERMS:

To let on a new lease for a term to be agreed.

Agents note:

Any equipment within the property has not been tested by ourselves and it is the responsibility of the ingoing tenants to satisfy themselves as to their working order.

All rents, prices etc are exclusive of VAT at the prevailing rate unless specifically advised to the contrary. Applicants are advised to satisfy themselves in this regard prior to committing themselves in any way.

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RENT:

£31,554 per annum exclusive.

LEGAL COSTS:

Each party to be responsible for their own legal costs in respect of a sale.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

G8 First Floor:£11,500*

G9-G11 First Floor:£7,650*

Car Parking for G9-G11:£200

Car Parking for G10:£200

Car Parking for G11:£200

Please note this is not the rates payable, please contact this office or Maidstone Borough Council for more information.

*These offices have individual rateable values but can be amalgamated.

EPC:

The Energy Performance Asset Rating for this property is Band E - 106.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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