

FLEXIBLE OFFICE SPACE - TO LET



Maidstone Studios, Vinters Business Park, New Cut Road,

53.9 - 131 sq m (580 - 1,410 sq ft)

- ▶ Free parking first-come-first-served basis
- ▶ 24/7 access 365 days a year
- ▶ Meeting rooms available to hire
- ▶ CCTV and secure access control



Location

Vinters Business Park is located just outside of Maidstone, close to Junction 7 of the M20.

Description

Bespoke media centre offering a range of high class offices and services. Fully serviced office suites for short or long-term agreements. Office rental includes: business rates, power, baseline connectivity, cleaning, heating and waste disposal. On site there is free parking on a first-come-first-served basis, 24/7 access 365 days a year, meeting rooms available to hire, cctv and secure access control. There is also a coffee bar and eatery serving breakfast, lunch and coffee. Contact agents for current availability.

Accommodation

F2 - first floor	583 sq ft	£30,000pa + VAT
M29 - (mezz level)	1,410 sq ft	£70,500pa + VAT
F9 - first floor	937 sq ft	£46,850 pa + VAT
F9a – first floor - Mch 26	650 sq ft	£32,500 pa + VAT
F9b – first floor – Mch 26	714 sq ft	£36,700 pa + VAT

Tenure

Office suites are available on flexible terms for short or long-term agreements i.e.1 - 5 years. Price as shown above.

Rates

Business rates are included in rental.

Service Charge

Service charge is included in rental.

Planning

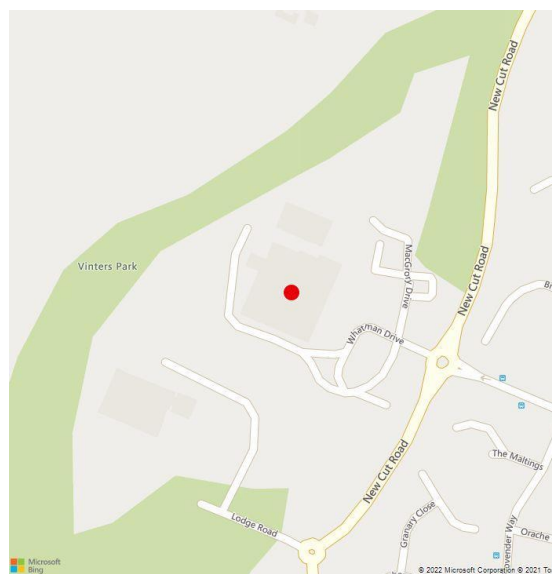
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

B-12



Viewing

By appointment, please contact:

James Squire
01622 234886
jsquire@caxtons.com

Or

Liz Bell, Maidstone Studios
01622 600000

officeenquiries@maidonestudios.co.uk



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