

TO LET

COREP



Whatman House, St Leonard's Road, Maidstone

Part 2nd Floor, 4,865 sq ft

Summary

- Fully air conditioned
- Canteen
- Flexible leases available
- 4,865 sq ft
- Suspended Ceiling
- Manned Reception
- 25 Parking Spaces (1:195 sq ft)
- Sublease / Assignment
- 24 Hour Access
- Fully fitted / Plug & Play
- WCs
- £77,840 per annum

Sim Khatkar: 07896 940047

Will Osborne: 07542 282986

Website: co-rep.com



Current Itinerary

The Part 2nd Floor offers a fully fitted office space with a variety of meeting rooms and break out areas ready for immediate occupation.

The layout is predominantly open plan with desking throughout. Additional meeting rooms / break out areas can easily be added subject to Landlord's consent. 25 parking spaces are also available. The current configuration offers:

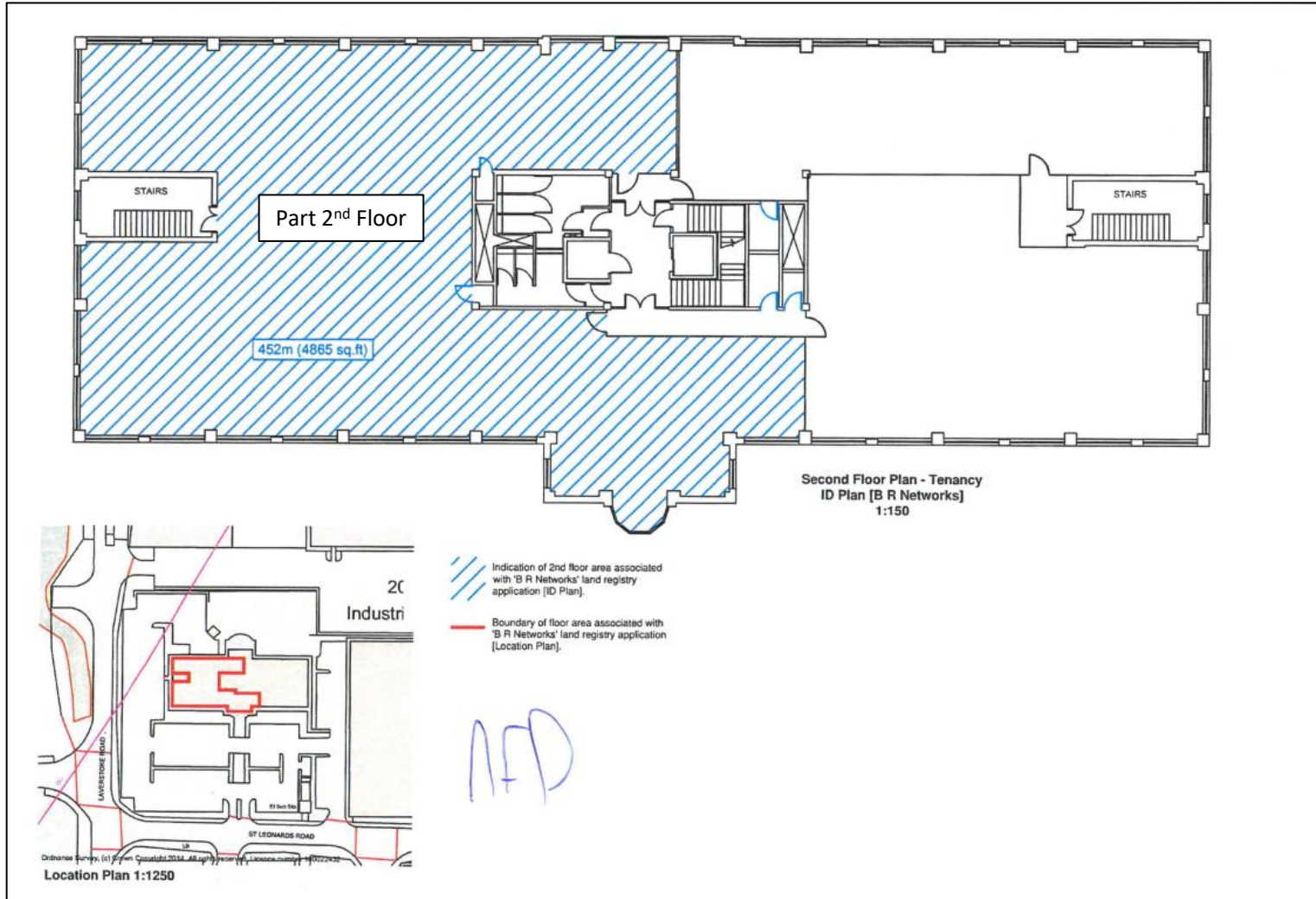
- Fully fitted with desks and cabling
- A kitchen area
- X3 fixed meeting rooms
- Meeting booths
- Separate server and store rooms
- Informal breakout areas
- Male / female w/c's
- Access to a canteen on the ground floor



Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. Sept 2019

Floor Plan



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Location

Whatman House is located on the 20/20 Business Park, just northwest of Maidstone in Kent. Situated approximately 1 mile from junction 5 of the M20, there is excellent access to the M25 and the wider national motorway network.

The property also benefits from a frequent and direct service into London Victoria, with Barming Railway Station located roughly 1.5 miles to the south west.

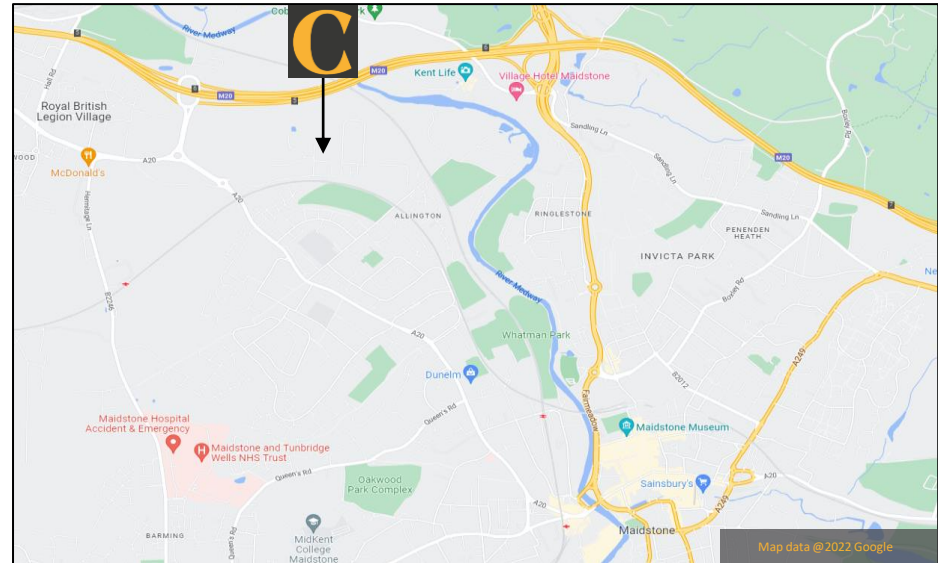
Description

Whatman House offers three floors of high quality office space, providing a headquarter style opportunity for occupiers.

The building includes an entrance atrium and reception as well as canteen facilities which are open to visitors. There is also excellent parking at the front of the property.

Whatman House's base specification include:

- Full access raised floor
- Suspended ceiling with LED lighting
- manned reception
- 24 hour access
- a/c throughout
- Automatic personnel lifts



Terms

A new sublease available for a term of years to be agreed.

The contractual expiry date of the headlease is 19th November 2026.

Rent	Business Rates (Estimated)	Service Charge
£16 per sq ft	£5.32 sq ft	£9.15 sq ft

Legal Costs

Each party to bear their own legal costs.

Viewings

Sim Khatkar
Will Osborne

07896 940047
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simk@co-rep.com
willo@co-rep.com

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