

**THE OAST, MONCHELSEA FARM ESTATE,  
HEATH ROAD, BOUGHTON MONCHELSEA,  
NEAR MAIDSTONE, KENT ME17 4JD**



**ATTRACTIVE DETACHED OFFICES  
1,430 – 3,398 SQ. FT. (132 – 314 M<sup>2</sup>)  
REDUCED RENT  
TO LET**

## LOCATION

The property is located immediately adjacent to Heath Road (B2163) approximately 4 miles to the south of Maidstone. Junction 8 of the M20 is approximately 5 miles to the north east, while Junction 6 is 6 miles to the north, via central Maidstone.

Main line rail services are available from Maidstone East or Maidstone West (high speed), approximately 3 miles to the north.

## DESCRIPTION

The property provides a detached building that can be occupied as a whole or in part on separate agreements.

Salient features include:-

- Ground and first floor refurbished offices
- Mainly open plan accommodation
- Attractive building
- Ground and first floor WCs
- Possible to split
- Large car park
- Yard (10,000 sq. ft.) available by separate negotiation

## ACCOMMODATION

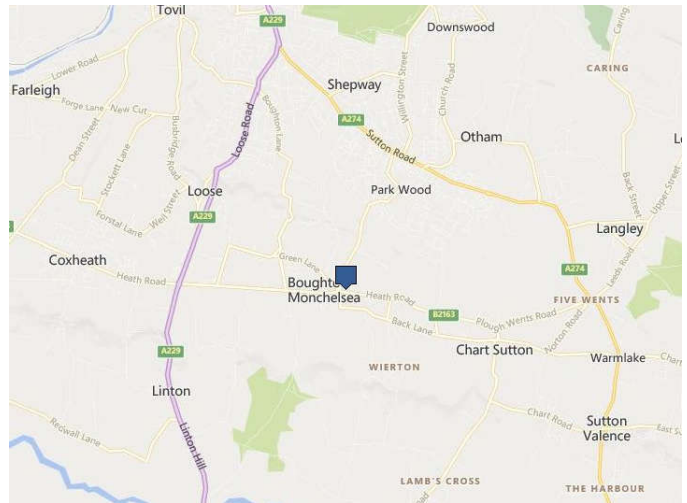
The units have the following gross internal areas: -

	Area m <sup>2</sup>	Area sq ft	Status
Ground Floor	182	1,968	Available
First Floor	132	1,430	Available
<b>Main Office Total</b>	<b>314</b>	<b>3,398</b>	Available

## TERMS

The property is available as a whole or on a floor by floor basis. New full repairing and insuring terms to be agreed.

## LOCATION PLAN



## RENT

The units are available at the following quoting rents on a per annum exclusive basis.

The Oast	£39,950 per annum exclusive (£11.75 per sq. ft.)
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## SERVICE CHARGE

Details available upon request.

## EPC

To be provided.

## VAT

We are informed by the Landlord that the Estate is not elected for VAT.

## VIEWING

Strictly via appointment with the sole agents:-

### WATSON DAY CHARTERED SURVEYORS

**Richard Turnill - 07764 476915**

[richardturnill@watsonday.com](mailto:richardturnill@watsonday.com)

**Kevin Dempster - 07860 504620**

[kevindempster@watsonday.com](mailto:kevindempster@watsonday.com)

## 2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01634 668000**