

**NEW OFFICE DEVELOPMENT WITH EXCELLENT PARKING**  
**FOREMAN'S CENTRE, HEADCORN**  
**NR MAIDSTONE, KENT TN27 9NE**  
**\* CONSTRUCTION ABOUT TO COMMENCE \***

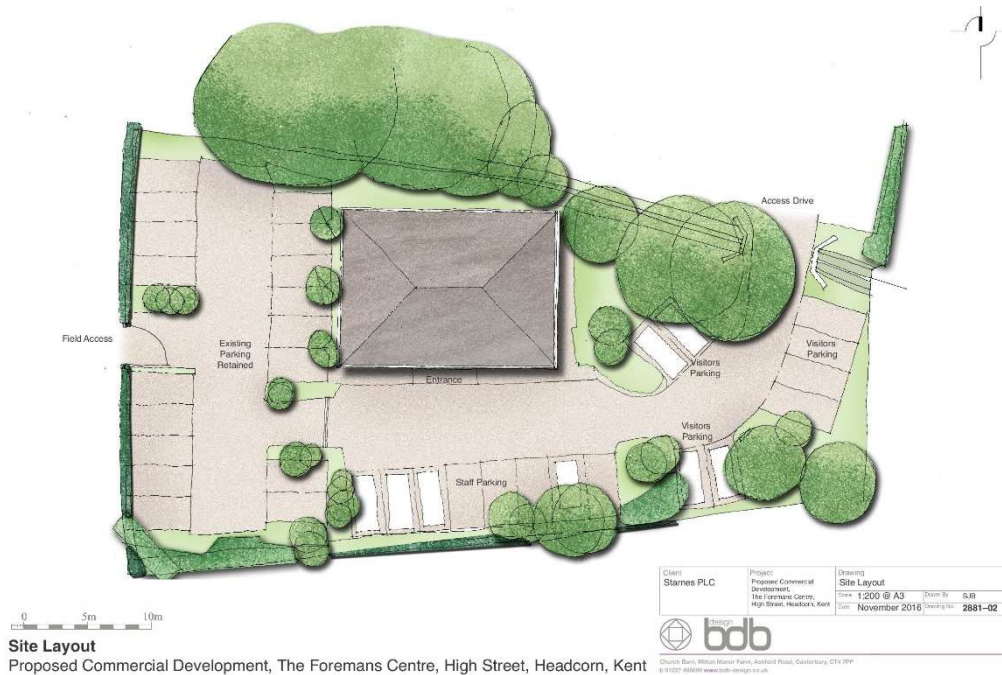


**Artist Impression**

**A2/B1 OFFICE DEVELOPMENT**

**872 – 3,488 sq. ft.**  
**(81 – 324 m<sup>2</sup>)**

**TO LET**



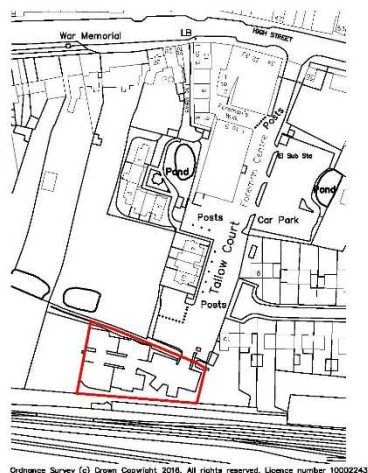
**WATSON DAY**  
 CHARTERED SURVEYORS

**01634 668000**  
**watsonday.com**

## LOCATION

The property is located in the heart of Headcorn village centre behind the Sainsburys Local and The Original Factory shop and adjacent to the main railway line. Headcorn station is some 200 metres to the east providing fast services to Ashford International and London stations.

Headcorn is situated some 8 miles south of the County town of Maidstone on the A274 leading to Tenterden. There is a small airfield to the south east of the village centre and J8 of the M20 is some 7 miles to the north via the A274 and B2163 via Leeds village.



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

## DESCRIPTION

Our clients, Starnes (Headcorn) Limited are about to commence construction of this purpose built new office building. The building is over 2 floors with each floor containing 2 office suites which will all be completed to the following specification:-

- Suspended ceilings
- Recessed LED lighting
- Perimeter trunking
- Gas fired heating to radiators
- Plastered and painted walls
- Carpets
- Kitchenette

## ACCOMMODATION (approx. net internal)

### Ground Floor

Unit 1	872 sq. ft.	(81 m <sup>2</sup> )
Unit 2	872 sq. ft.	(81 m <sup>2</sup> )
Units 1 & 2 (combined)	1,744 sq.ft.	(162 m <sup>2</sup> )

### First Floor

Unit 3	872 sq. ft.	(81 m <sup>2</sup> )
Unit 4	872 sq. ft.	(81 m <sup>2</sup> )
Units 3 & 4 (combined)	1,744 sq. ft.	(162 m <sup>2</sup> )
<b>Total</b>	<b>3,488 sq. ft.</b>	<b>(324 m<sup>2</sup>)</b>

The suites are available individually, by whole floors or the entire building. The common area provides a total of 4 WCs.

## LEASE TERMS

The units are available on new leases for terms by arrangement.

## RENT

£17,250 per annum per unit. There will be a service charge to cover repairs to the common parts and exterior of the development.

## PARKING

Each suite will include the use of 5 parking spaces (ratio 1:174 sq. ft.). Additional parking may be available by arrangement.

## PLANNING

Planning consent for the scheme has been obtained under Ref. MA/17/502362/FUL dated 31<sup>st</sup> August 2017. A copy is available upon request.

## BUSINESS RATES

Not yet assessed.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

Energy Performance Certificates will be made available on practical completion.

## TIMING

It is proposed that the buildings will be completed in early 2019.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

**Watson Day Chartered Surveyors**  
**01634 668000**

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

### IMPORTANT NOTICE:

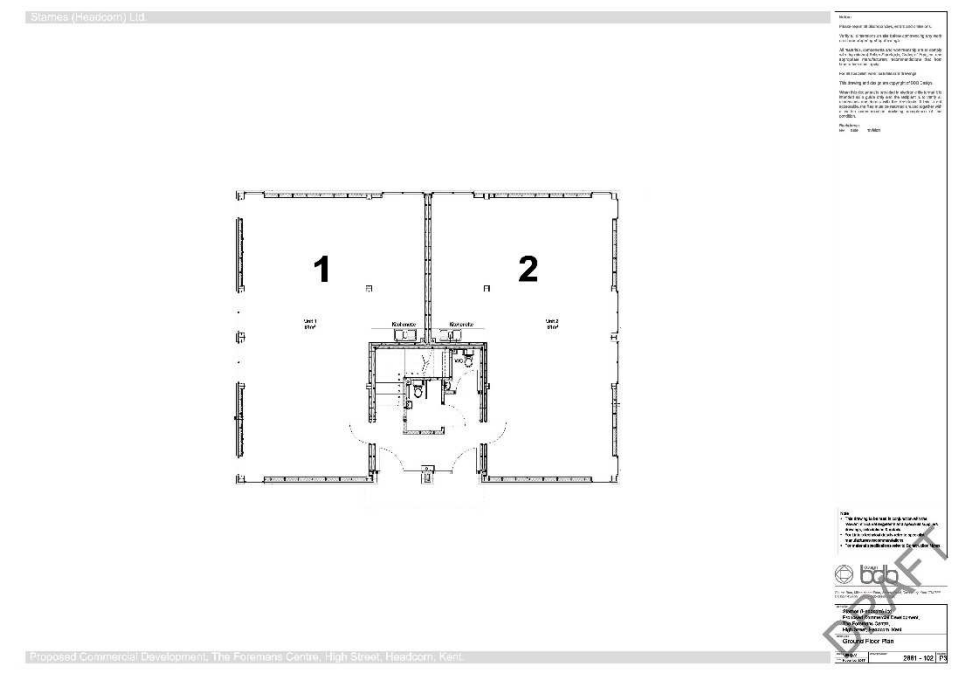
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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

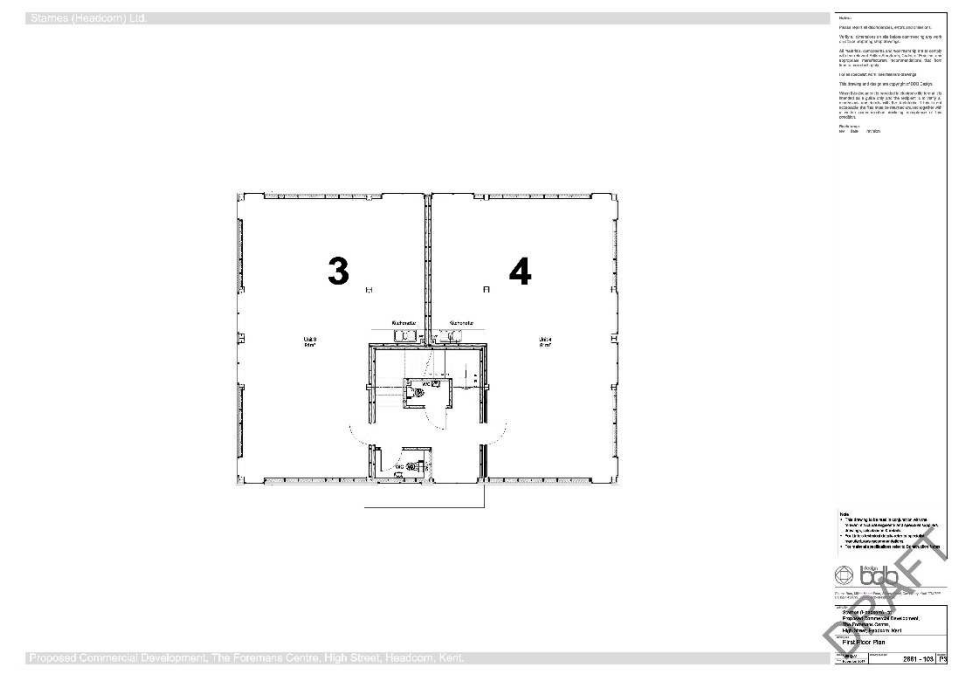


**01634 668000**

## FLOOR PLANS



Ground Floor



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

### First Floor

#### 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