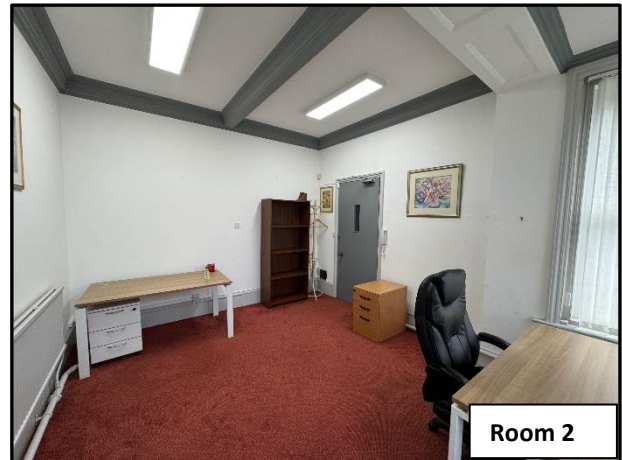


35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

FALCON COURT BUSINESS CENTRE COLLEGE ROAD, MAIDSTONE KENT ME15 6TF



GROUND FLOOR FLEXI LET SMALL SUITES

**162 – 464 SQ. FT. (15.05 – 43.11 M²)
WITH ON SITE CAR PARKING**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Maidstone the County town of Kent is situated approximately 37 miles south east of London and 27 miles west of Canterbury and is the commercial and administrative centre for mid Kent. It is served by two mainline railway stations, giving a journey time to London Victoria from Maidstone East of approximately one hour. There are also high-speed links from Maidstone West to London St. Pancras.

Maidstone's M20 motorway location provides access to the M2, M26, M25 London Orbital motorway, the Dartford Crossing and Heathrow, Gatwick and Stansted airports. The M20 to Ashford provides a fast link between London, Maidstone and the Channel Tunnel terminal and ports.

Falcon Court Business Centre is located on the eastern side of College Road in an established business area on the southern periphery of the town centre. There is access to the A229 Hayle Road/College Road junction a few metres to the north. Junction 6 of the M2 motorway is situated approximately 2 miles to the north of the town centre via the A229.

DESCRIPTION

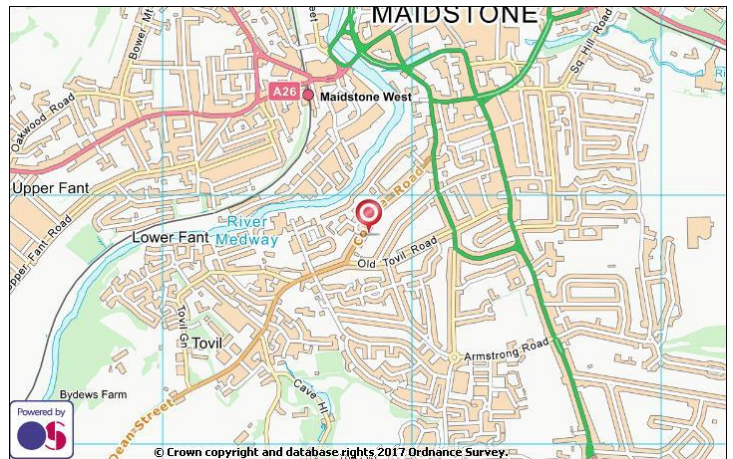
Falcon Court comprises an attached predominately 2 storey Edwardian building of classical styling of brick construction under a pitched tiled roof with feature stonework to the ground elevation. The accommodation has been completed to a standard including the following specification: -

- Gas fired heating with thermostatic valves
- Fully carpeted with vinyl flooring to ancillary areas
- Males & female WCs
- Kitchen facilities
- LED lighting
- On site car parking
- Prestige shared reception area
- Cat 5 cabling to most areas
- Broadband to 20 Mbps (tenant provides own router)
- Archive storage also available

ACCOMMODATION

See schedule below.

LOCATION PLAN



TERMS

The offices are available on a 2 year lease with mutual break after the first 12 months subject to 3 months notice.

RENT

See schedule below.

BUSINESS RATES

See schedule below.

Qualifying tenants will be able to claim 100% small business rates relief.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

A new EPC certificate has been commissioned and will be available shortly.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Nick Threlfall

07860504621

nickthrelfall@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



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FALCON COURT BUSINESS CENTRE

CURRENT AVAILABILITY

ROOM	FLOOR	SIZE	CAR SPACES	MONTHLY RENTAL	RATEABLE VALUE	AVAILABILITY
Room 1	Ground	302 sq. ft. (28.06 m ²)	2	£700	£3,000	Jul 2025
Room 2	Ground	162 sq. ft. (15.05 m ²)	1 2	£425 £475	£2,600	Feb 2025

* Archive storage also available

- Monthly rental is inclusive of: -
 - Service charge for maintenance, heating, lighting & cleaning of common parts
 - Service charge for all external maintenance
 - Shared use of kitchen
 - Buildings insurance
 - Electricity, gas and water use
- Schedule should be read in conjunction with agent's particulars.
- All areas shown are approximate and net lettable.
- All prices and rents are subject to VAT.
- Business rates payable direct to Maidstone Borough Council. Small business relief may be available but interested parties are advised to contact the Council in regard to exact rates payable.
- Telecoms/broadband payable in addition.

TENANT'S RESPONSIBILITIES: -

- Pay rent on a monthly basis.
- Pay business rates to Maidstone Borough Council if applicable.
- Maintain your accommodation in good condition.
- Return your office in full repair and decorative condition at the end of the term.
- A month's rent plus VAT will be required as a deposit.

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

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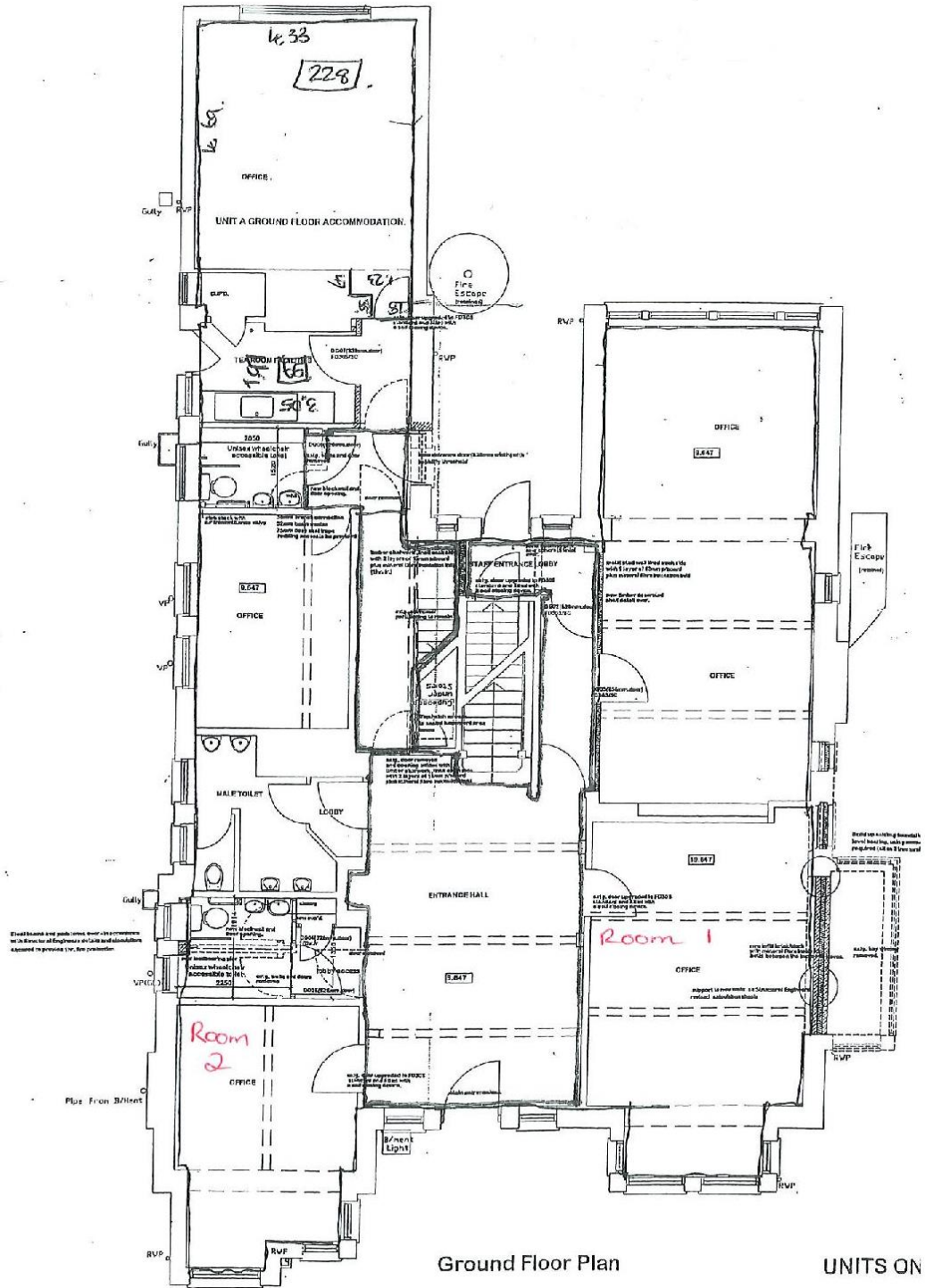
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Floor Plan



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