



**SMART SERVICED OFFICES EASY IN / EASY OUT
AVAILABLE INDIVIDUALLY OR TOGETHER WITH CAR PARKING.
FULLY REFURBISHED, ONE WITH A STORAGE CONTAINER**

**From 99 sqft to 402 sqft
(From 9.2 sqm to 37.35 sqm)**

TO LET

SMART HOUSE, 2 OLD MILL LANE, AYLESFORD, KENT. ME20 7DT

www.harrisons.property

PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

Smart House is situated on the south western side of Old Mill Lane, itself situated on the northern side of Aylesford just under half a mile from Forstal Road, approximately a mile from Aylesford village and 1.75 miles from J6 M20. The Aylesford Railway Station is approximately 1.7 miles away.

The Aylesford estates are a major area of commercial and industrial / warehouse development to the east of the picture postcard village of Aylesford.

The offices are situated on the first floor of an industrial building.



DESCRIPTION:

The ground floor office is self contained and comes with a container. The first floor offices are accessed via the entrance hall and stairs leading to the first floor where a corridor runs the full depth of the building with the offices situated on either side.

Each office is fully refurbished with suspended ceilings, recessed lighting, painted walls and carpeted with new carpet tiles. Each office has its own electricity meter and each tenant will be invoiced for the electricity that they use within their office. Some furniture and blinds can be made available if required.

There is a shared fitted kitchen, meeting room and male and female WCs.

To the front is car parking.

ACCOMMODATION:

All areas are net internal and approximate.

Unit No:	Area: sqft	Calendar Monthly Rent	Service Charge	Car Spaces
Ground Floor:				
Office & Container - LET				
First Floor:				
Office - U2	169	£470.50	£40.00	1
Office - U3	99	£380.00	£40.00	1
Office - U4 - LET				
Office - U6	134	£383.00	£40.00	1
Office - U7 - LET				

SERVICES/SERVICE CHARGE:

The service charge includes:-

- Repairs and redecorations to the building.
- Use of fitted kitchen and Meeting Room
- Heating and lighting of common areas.
- Water and drainage.
- Cleaning of offices common parts and kitchen.
- Business Rates.
- Buildings Insurance.
- Management

LEASE TERMS:

The offices are available on flexible annual tenancies with rent payable monthly. The tenant can give three months notice to end the tenancy at any time during the year subject to a minimum period of 6 months occupation.

Deposit required is equal to 3 months' rent plus VAT.

Each unit has a minimum of one car parking space.

There is no security of tenancy.

Each party to meet their own legal costs. If any.

BUSINESS RATES:

Included in the rent.

VAT:

VAT is payable in addition to the rent and service charge.

EPC:

The Energy Performance Asset Rating for this property is Band E (103).

The EPC can be downloaded from the Harrisons website..

VIEWING:

Jeremy Wilton
01634 265900
jwilton@harrisons.property

Ref: 21/11/24 / PP /

www.harrisons.property



IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
- 6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.
- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

www.harrisons.property

Maidstone Office: Springfield Rag Room, Mill Lane, Maidstone, Kent ME14 1GU
info@harrisons.property | T: 01622 692144 | F: 01622 692155

