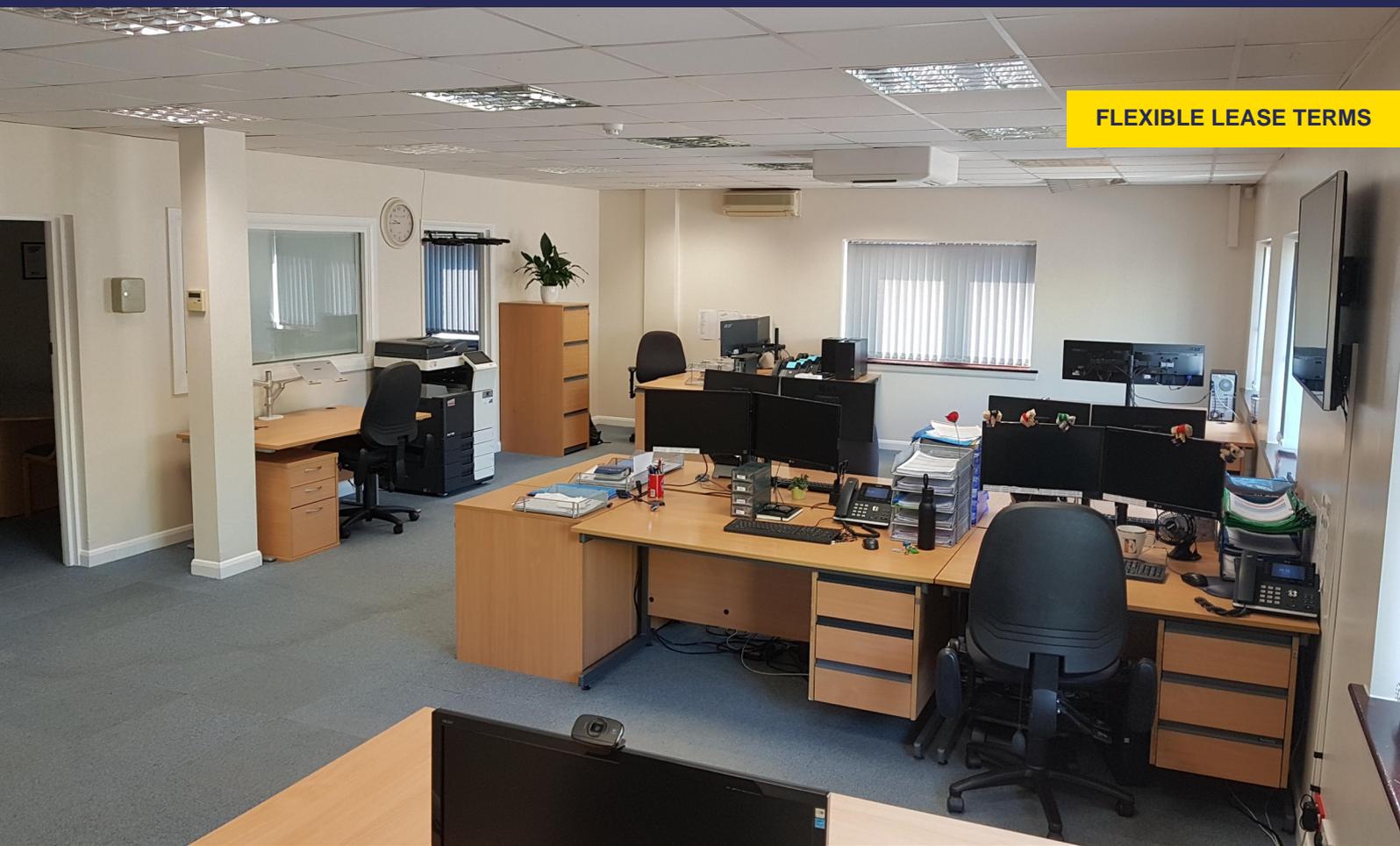


**FLEXIBLE LEASE TERMS**



## **Conway House**

Unit 11 Wheelbarrow Park, Pattenden Lane, Marden, TN12 9QJ

### **Modern offices on established Industrial Estate**

**1,707 sq ft**  
(158.59 sq m)

- Air conditioning
- Suspended ceiling with recessed lighting
- Carpets
- Kitchen
- 24/7 Access
- Parking
- WC's

# Conway House, Unit 11 Wheelbarrow Park, Pattenden Lane, Marden, TN12 9QJ

## Summary

<b>Available Size</b>	1,707 sq ft
<b>Rent</b>	£34,140 per annum Inclusive rent, see terms for further information.
<b>Business Rates</b>	The business rates are included within the rent
<b>EPC Rating</b>	Upon Enquiry

## Description

Self contained modern offices providing a mixture of open plan and cellular offices. The offices benefit from own entrance, suspended ceiling with recessed lighting, air conditioning, window blinds and kitchen. Parking is available within a short walk of the premises.

## Location

Wheelbarrow Park is an established modern industrial estate approximately 8 miles to the south of Maidstone and 14 miles east of Tonbridge. Marden railway station is within 10 minutes walk and provides a regular service to Paddock Wood (linking to Maidstone and Strood). Other major occupiers in the area include Scarab, English National Opera, Boddingtons, Thermogroup and Claygate.

## Terms

The offices are available on a new flexible sub lease for a minimum term of 6 months either as a whole or consideration will be given to sub letting in part.

The rent is inclusive of rent, service charge, business rates, heating and lighting. The tenant will be responsible for their own internet and telephone.

VAT is payable at the prevailing rate.

## Accommodation

The offices comprise of the following area:

Office 1 | 948 sq ft | 88.06 sq m

Office 2 | 575 sq ft | 53.46 sq m

Kitchen | 184 sq ft | 17.13 sq m

Total | 1,707 sq ft | 158.65 sq m



## Viewing & Further Information



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