

TO LET or FOR SALE

First floor
Let to



Mansell Construction Services Ltd.



nimbus house

LIPHOOK WAY, 20/20 MAIDSTONE, KENT, ME16 0FZ

Last Floor Remaining

Open plan Ground Floor Grade A offices

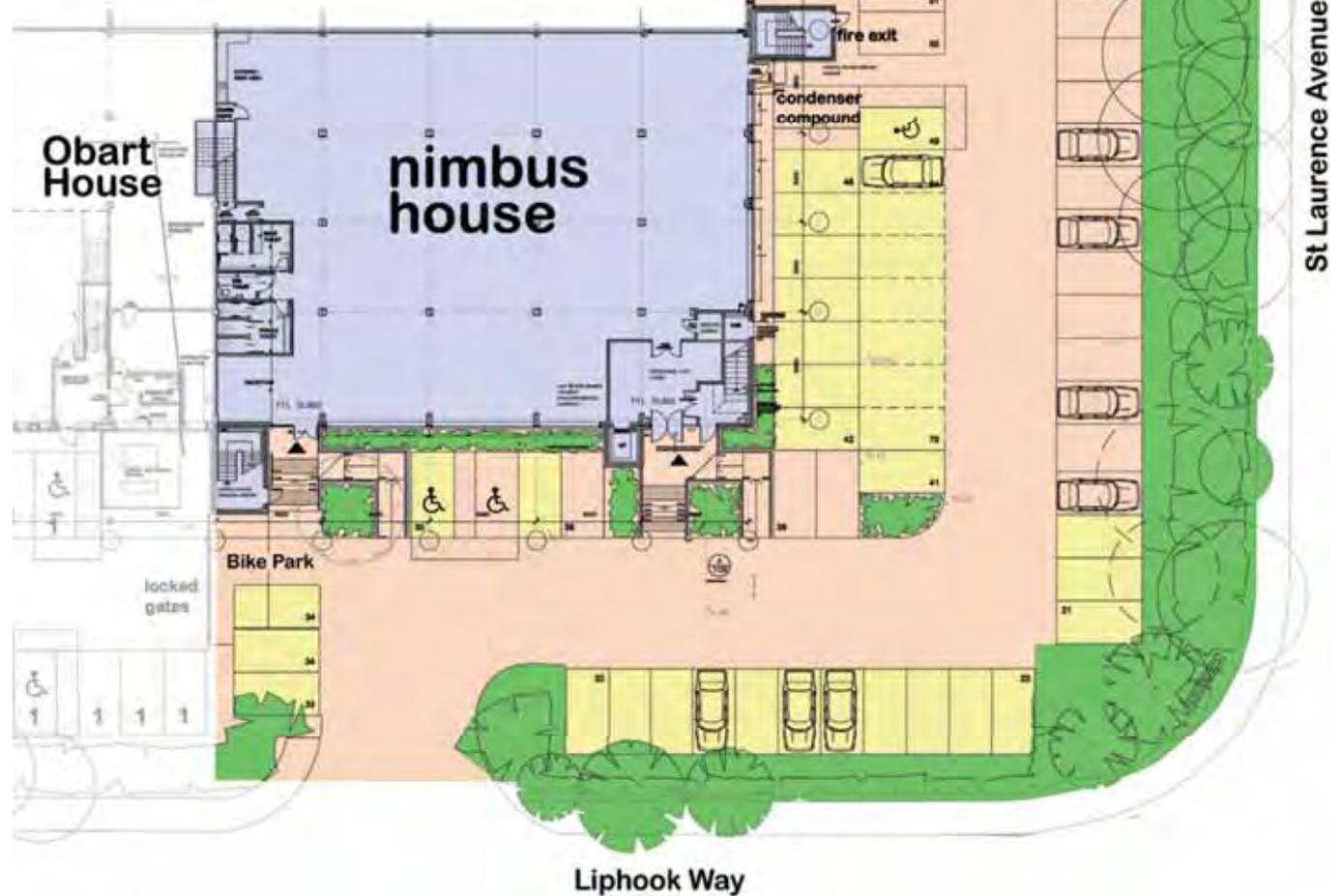
TO LET 6,143 sq ft plus reception with 35 car spaces



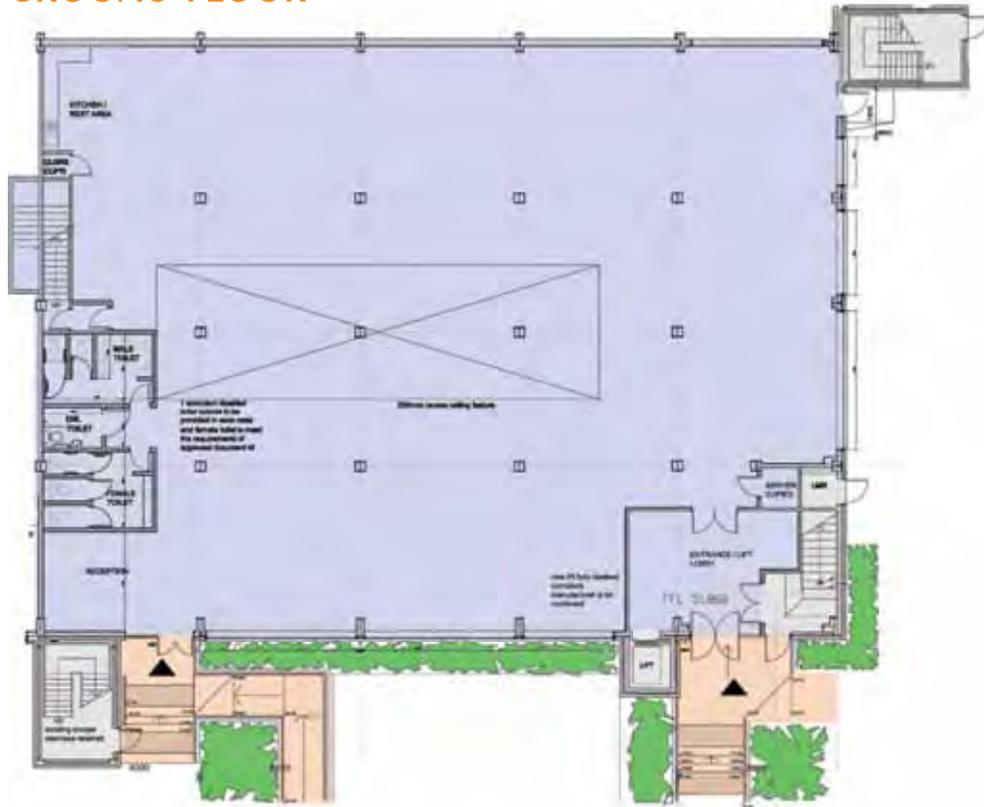
FEATURES

- Prestigious reception area.
- Flexible Accommodation.
- Feature suspended ceilings.
- Cat. 2 lighting to LG7.
- Metal encapsulated raised floors with min 150mm void.
- Heat recovery comfort heating and cooling with dehumidification.
- Tempered air induction and extraction.
- Motion detecting light switching.
- Data containment.
- Small power distribution with an allowance for a three compartment floor box per 12m.
- Male, Female and easy access WC's.
- Tea point.
- Carpet tile allowance.
- Powder coated aluminium windows and doors.
- Barrier controlled car park with lighting and fountain feature to entrance.
- Video phone entry control.

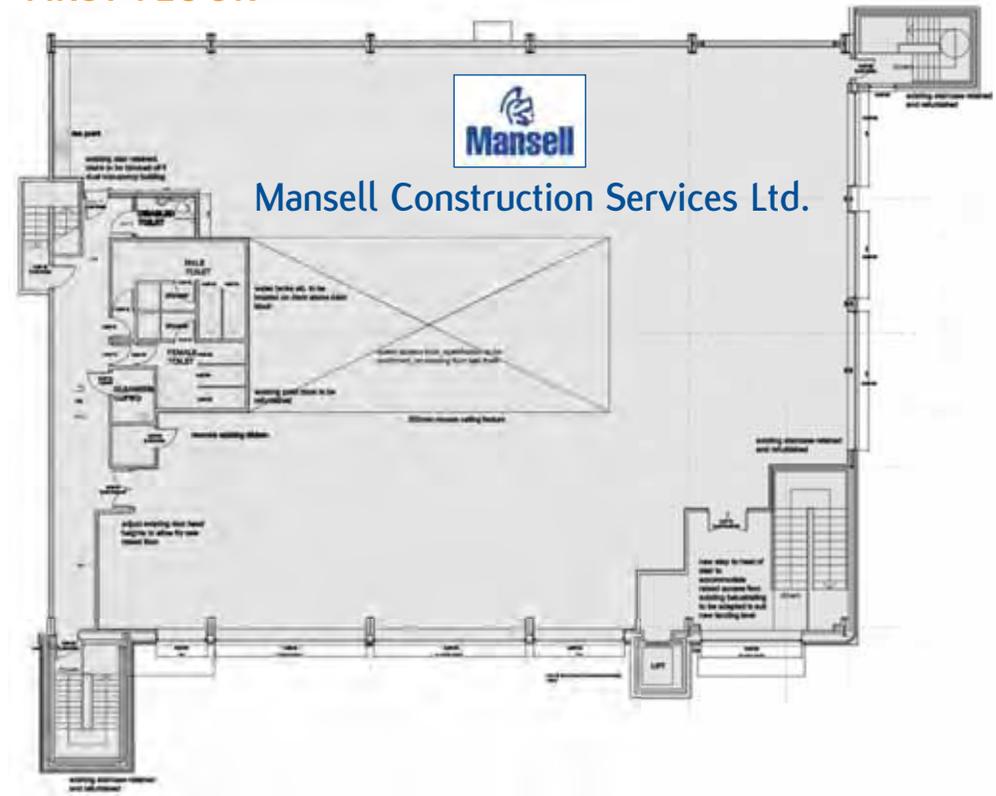
SITE LAYOUT



GROUND FLOOR



FIRST FLOOR



FLOOR AREAS (net internal)

Measured in accordance with the RICS code of measuring practice.

| | | |
|-------------------------------|---------------------|---------------------|
| Ground floor reception | 136 sq ft | 12.68 sq m |
| Ground floor office | 6,143 sq ft | 570.74 sq m |
| First floor office LET | 5,851 sq ft | 543.58 sq m |
| Total | 12,130 sq ft | 1,127.0 sq m |

TERMS

GROUND FLOOR TO LET - OR THE WHOLE BUILDING IS AVAILABLE FREEHOLD SUBJECT TO THE LEASE TO MANSELL CONSTRUCTION SERVICES LTD.

RENT/ PRICE

On application - VAT will be applicable.

AGENTS



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DISCLAIMER

These particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts. All descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy.

Brochure produced October 2008.



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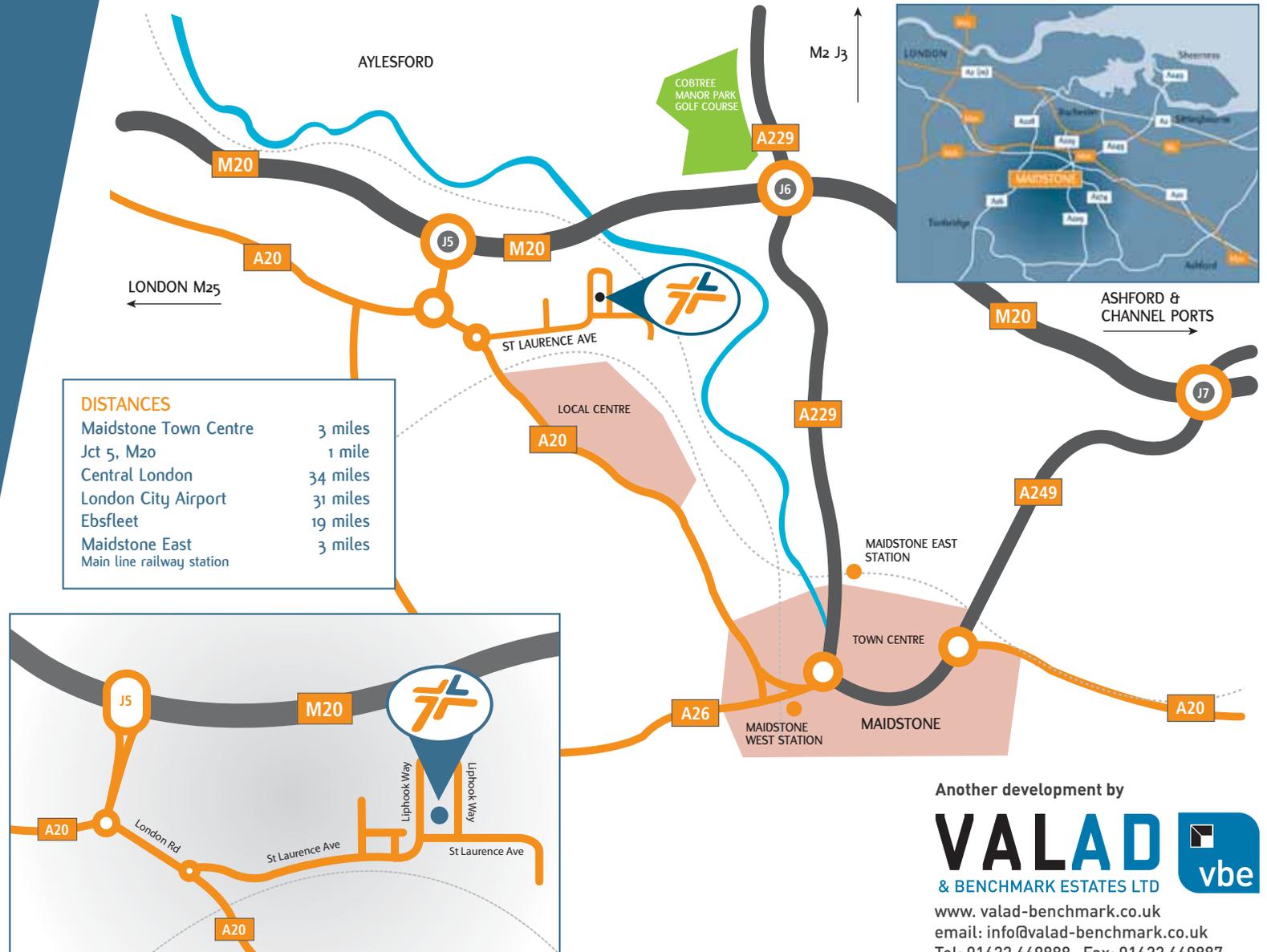
LOCATION

20/20 Maidstone is an established business estate situated within 0.5 mile of Jct.5 of the M20 and 4 miles west of Maidstone Town Centre.

The estate includes other office occupiers such as: Maidstone Housing Trust, NHS, James Villa Holidays and Obart Pumps

 **nimbus house**

LIPHOOK WAY
 20/20 MAIDSTONE
 KENT ME16 0FZ



Another development by

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