



ECLIPSE PARK

**LAST UNIT AVAILABLE**

**4 HIGH QUALITY UNITS TO LET**

ECLIPSE PARK, SITTINGBOURNE ROAD, MAIDSTONE, KENT, ME14 3EN

# 4 BRAND NEW EXCEPTIONAL PREMISES IN AN EXCLUSIVE AND STRATEGIC LOCATION ON J7 OF THE M20 MOTORWAY



UNIT 7C

## DESCRIPTION

The latest phase of the Eclipse Park development by Gallagher will provide a terrace of 4 brand new high quality units, some with first floor mezzanine complete with dedicated car parking.

Each unit will be provided with a roller shutter service door (or glazed curtain wall in lieu, if desired for pre-let's) onto a designated forecourt and parking. Separate pedestrian access and glazing to the north and south elevations will allow for use as office space providing excellent natural light to the internal spaces. Internally they will be finished as shell specification with disabled WC. The units will be enabled to allow occupiers to install a passenger lift if required.

## KEY FEATURES

- BREEAM 'Very Good'
- EPC 'A' energy rating
- Planning for 17% Office Content
- 7m Eaves Rising To 9.35m
- Floor Loading:  
Ground floor 30kN/m<sup>2</sup>  
Mezzanine 5kN/m<sup>2</sup>
- EV Charging Points and On Site Cycle Parking
- Solar PV
- Class E(g) Planning
- 37 Standard Parking Spaces and 4 Disabled Parking Spaces



UNIT 7C



## LOCATION

The properties are located at Eclipse Park, Maidstone's prime mixed use Business Park strategically located on J7 of the M20 motorway approximately 1 mile north of Maidstone Town Centre. This is a highly accessible location with many local facilities immediately on site at Eclipse Park including Marks and Spencer Store, Next including Costa Coffee and Orida Hotel including LivingWell Gym as well as to the east, within walking distance is Newnham Court shopping centre. In addition is Costa Drive-Thru coming in 2025.

Eclipse Park is the premier edge of town office park for Maidstone with other occupiers including The Highways Agency, Azets UK Accountants, DHA Planning, Whitehead Moncktons Solicitors and Howden. Maidstone East provides regular services to London Victoria and Cannon Street (approx. 1 hour) and Maidstone West, a high speed service to London St. Pancras (from 50 minutes). The M20 provides rapid communications to the channel ports and tunnel to the east and to London, the M25 and the remainder of the national motorway network to the west. Maidstone is some 37 miles south east of London with Sevenoaks some 18 miles to the west and Ashford some 18 miles to the east.

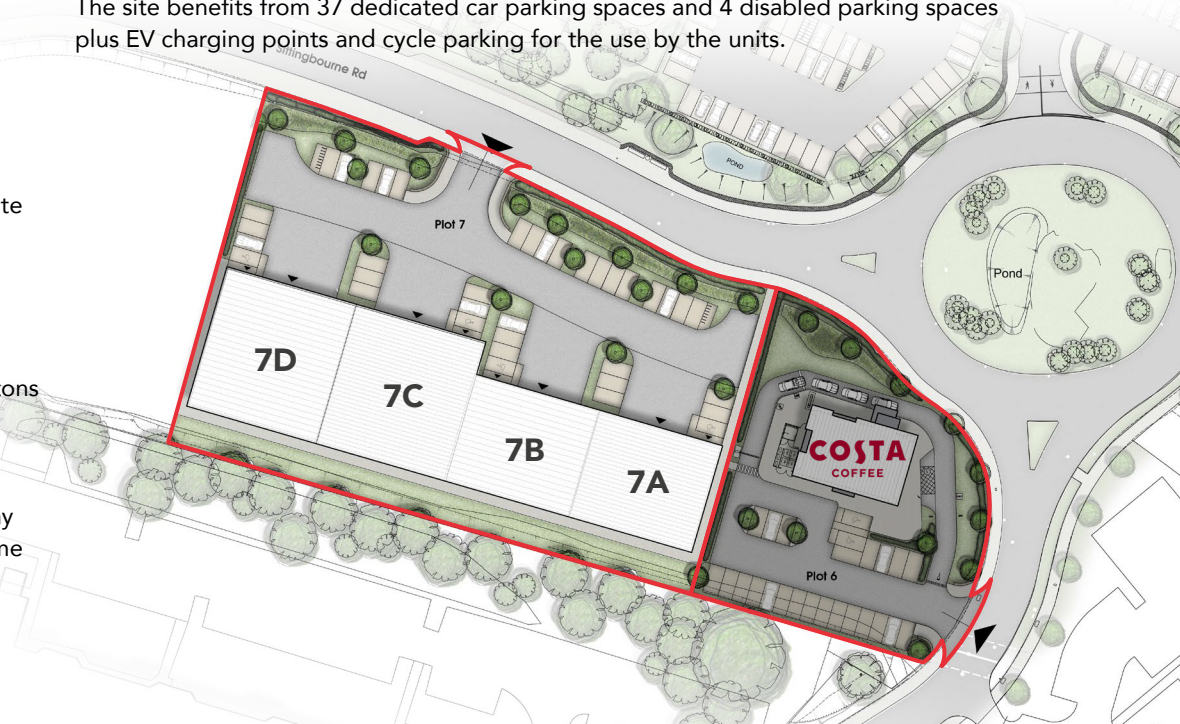
**What3Words Location:** <https://w3w.co/glad.precautions.wins>

## ACCOMMODATION

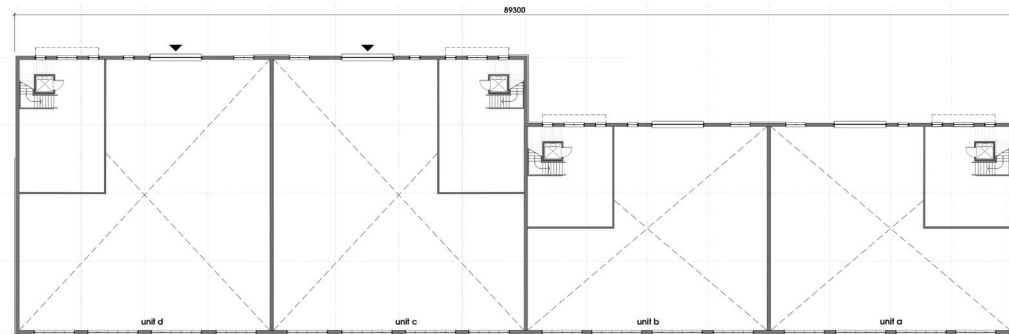
The floor areas taken on a Gross External Area (GEA) basis are as follows:

| Unit |                        | GEA (sq m)         | GEA (sq ft)  |
|------|------------------------|--------------------|--------------|
| 7A   | Ground                 | 412.99             | 4,445        |
|      | FF Office              | <b>UNDER OFFER</b> | 867          |
|      | <b>Total</b>           | <b>493.54</b>      | <b>5,312</b> |
| 7B   | Ground                 | 409.14             | 4,404        |
|      | <b>Total</b>           | <b>UNDER OFFER</b> | <b>4,404</b> |
|      | Planning for mezzanine | 78.47              | 845          |
| 7C   | Ground                 | 565.95             | 6,092        |
|      | <b>Total</b>           | <b>565.95</b>      | <b>6,092</b> |
|      | Planning for mezzanine | 103.21             | 1,111        |
| 7D   | Ground                 | 569.50             | 6,130        |
|      | <b>Total</b>           | <b>UNDER OFFER</b> | <b>6,130</b> |
|      | Planning for mezzanine | 103.90             | 1,118        |

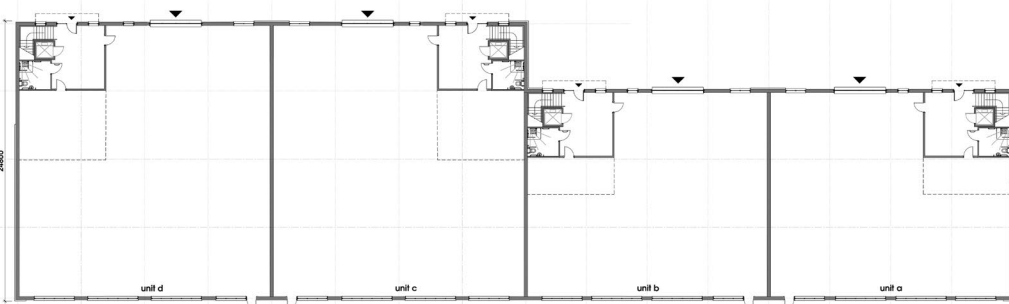
The site benefits from 37 dedicated car parking spaces and 4 disabled parking spaces plus EV charging points and cycle parking for the use by the units.



## FLOOR PLANS



FIRST FLOOR

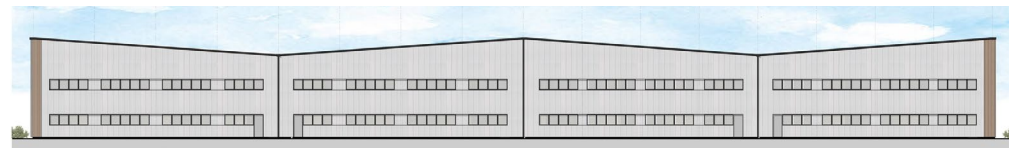


GROUND FLOOR

## ELEVATIONS



NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)



EAST ELEVATION (SIDE, FACING PLOT 6)



WEST ELEVATION (SIDE)

## RATEABLE VALUE

To Be Assessed.

## EPC

Target 'A' EPC Rating.

## RENT

Upon application.

## TERMS

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent.

## PLANNING

Planning is granted for Class E(g) use making the units ideal for;

- (i) an office to carry out any operational or administrative functions,
- (ii) the research and development of products or processes, or

(iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

No activity in connection with the use of the employment building hereby permitted shall be carried out outside the hours of 5am to 11pm.

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of value added tax (vat) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any vat payable in respect of any transaction.

## LEGAL COSTS

Each side to bear its own legal and professional costs.

## AGENTS

By appointment only via agents Sibley Pares:

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**NOTE:** Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.