



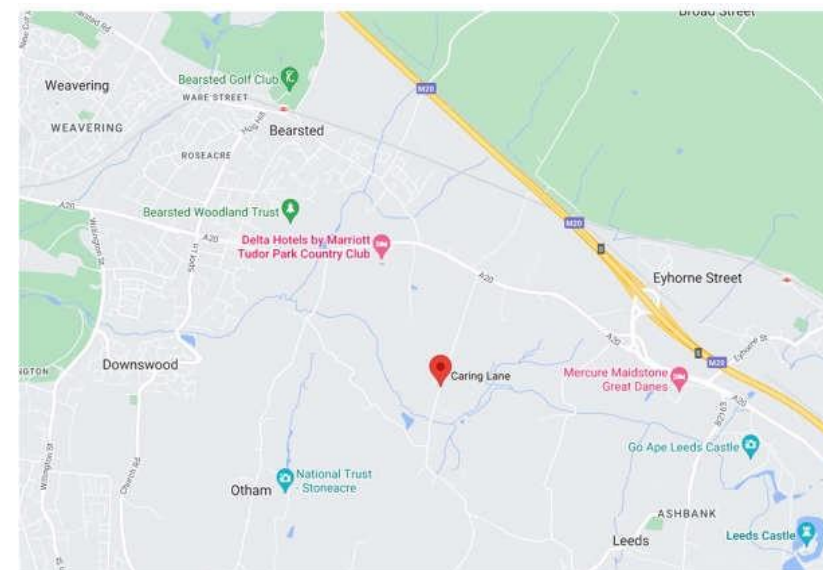
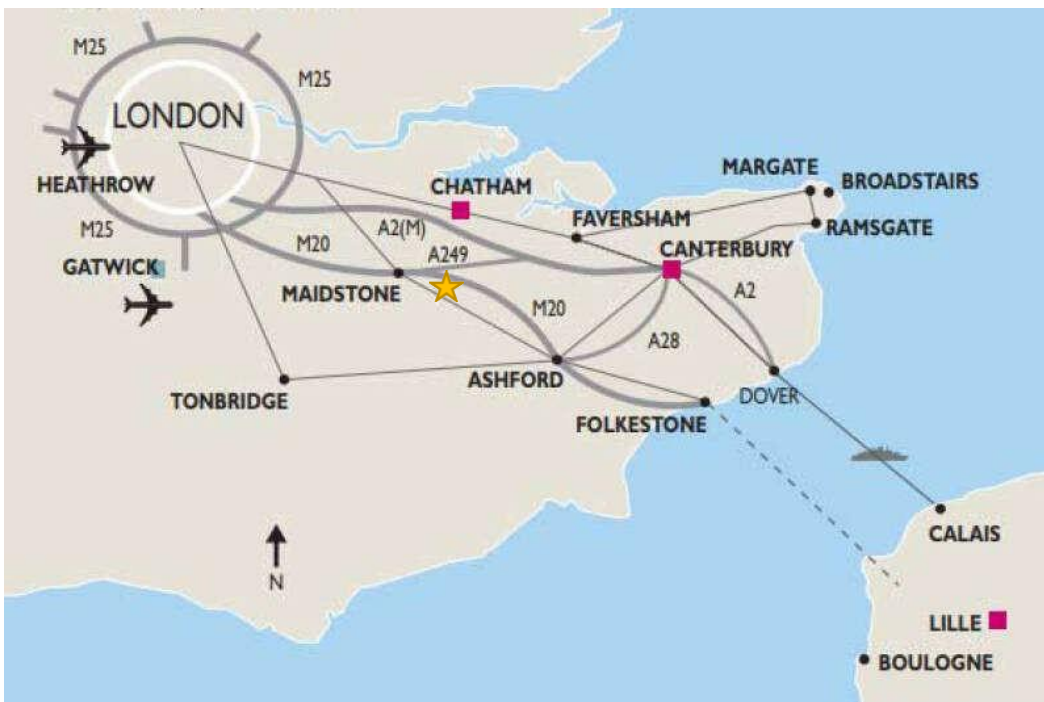
**CORBIN BUSINESS PARK  
CARING LANE BEARSTED KENT ME14 4NJ**

**PROPERTY IS TO BE LEASED AS A SINGLE PROPERTY**



## LOCATION

Corbin Business Park is situated close to the village of Bearsted, on the outskirts of the County Town of Kent, Maidstone. The property is surrounded by countryside but close to outstanding transport links with a 1.5 mile drive from J8 of the M20 with great access links to London, the Channel Tunnel and Dover. Bearsted train station is just 1.5 miles away, Maidstone town centre 4.5 miles and Ashford 16.5 miles. There are a range of local hotels, golf courses, pubs, shops and attractions such as Leeds Castle close by.



## DESCRIPTION

Corbin Business Park is a high specification, exceptionally maintained, two storey office building arranged in 2 wings. The property comprises predominantly open plan office space with ample meeting rooms, WC's, and kitchen facilities.

From the moment you drive through the secure gates you are greeted to a calm and quiet landscaped environment and a generous 108 car parking spaces.

To enter the offices, a keycard entry system is in place. A large reception area and open foyer provides a spacious and welcoming environment.

### Some key features include:

- 1 gigabyte dedicated lease line
- Air conditioning and central heating
- WC and shower facilities on each floor
- Underfloor data and power supplies
- External CCTV
- State of the art desks (if required)
- VoIP and phone systems
- LED panel lights in some areas
- Cloakrooms
- Passenger lift
- Glazed partitioned offices and kitchens designed to the highest of standards
- Large bistro kitchen providing a stainless-steel sink, granite worktop, dishwashers, microwaves, refrigerators and instant boiler taps
- Additional kitchen/staff areas
- Large, enclosed garden/picnic area
- Bicycle parking

A fully comprehensive building and grounds maintenance package is available.



## ACCOMMODATION

All areas are approximate and net internal.

### **East Wing:**

Ground Floor 2,919 sq ft  
Including the large reception area, comms room, cloakrooms, and server room

First Floor 1,977 sq ft  
Including small kitchen/staff breakout area.

**Total Wing: 4,896 sq ft (455 sq m)**

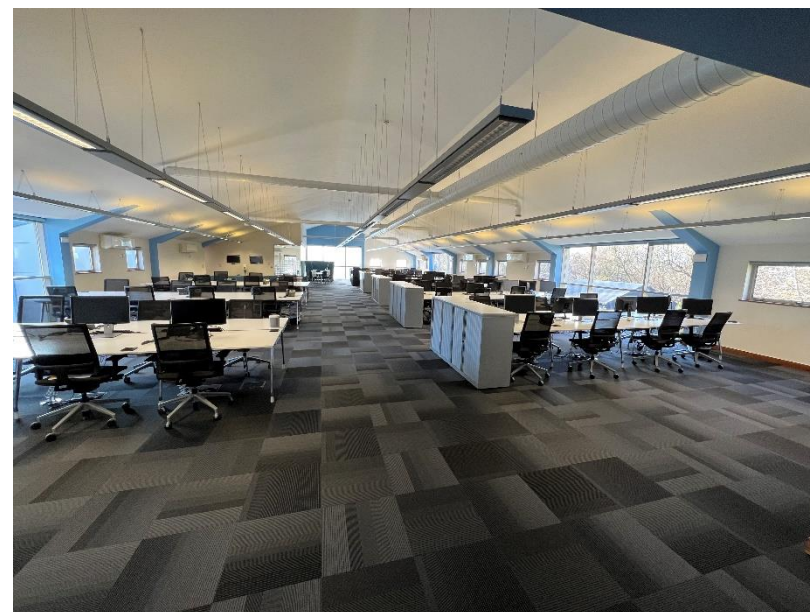
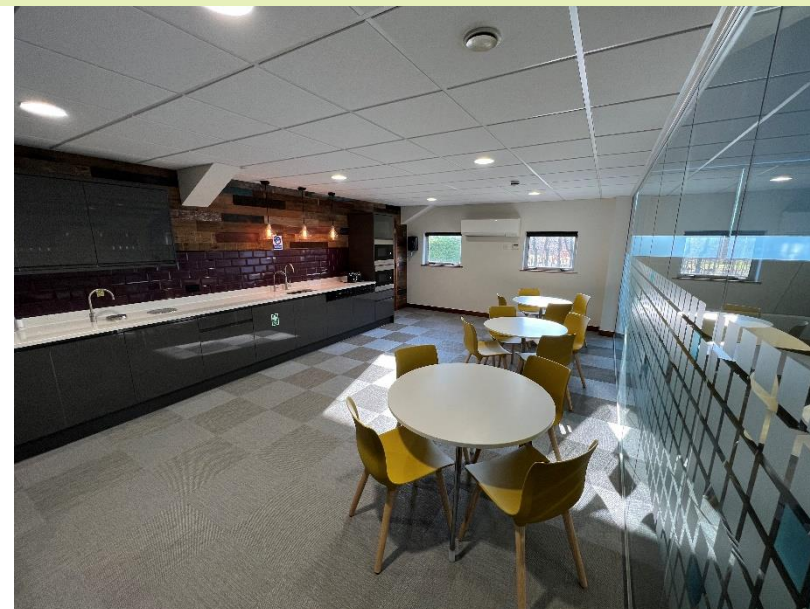
### **West Wing:**

Ground Floor 3,550 sq ft  
First Floor 4,836 sq ft  
Including Kitchen/Breakout area

**Total Wing: 8,386 sq ft (799 sq m)**

**Bistro area: 1,089 sq ft**

**Total accommodation for the whole building: 14,371 sq ft (1,335 sq m)**



## TERMS

The property is to be leased as a single property.

## RENT

£28 per sq ft exclusive

## LEGAL COSTS

Each party is to be responsible for their own legal and other costs associated with the transaction.

## PLANNING & BUILDING REGULATIONS

It is the responsibility of the prospective tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the letting.

## EPC

The Energy Performance Asset Rating for this property is split into two.

Wing A Corbin Business Park: C with a score of 74.

Wing B Corbin Business Park: C with a score of 58.



## BUSINESS RATES

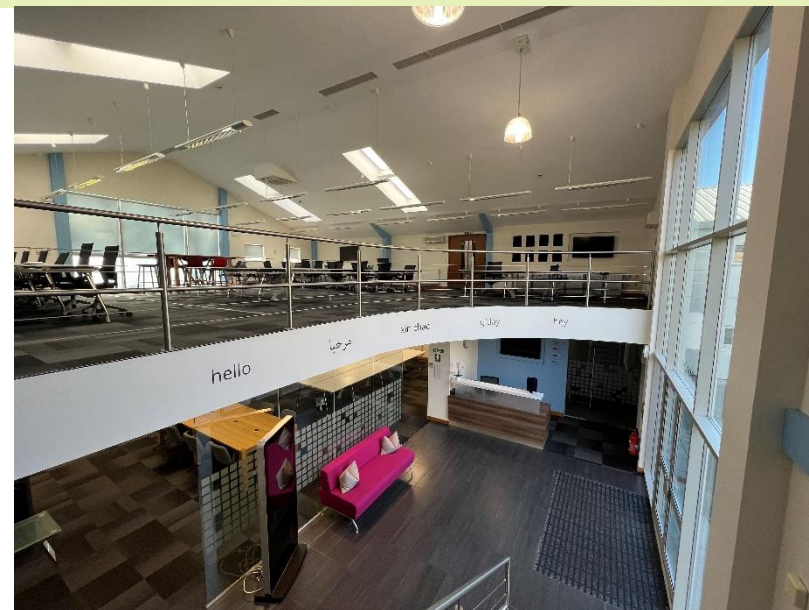
The Rateable Value of the property is £160,000.

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

## VIEWING BY APPOINTMENT ONLY

Mr Jonathan Creek (Maidstone)  
01622 692144  
[jcreek@harrisons.property](mailto:jcreek@harrisons.property)

Mr Max Terry  
01634 265900  
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### **PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION**

**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.

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