

Key M20 location Junction 5, Maidstone



Units G and H Hermitage Court

Junction 5 of M20
Hermitage Lane, Maidstone, Kent ME16 9NT

Grade A office development

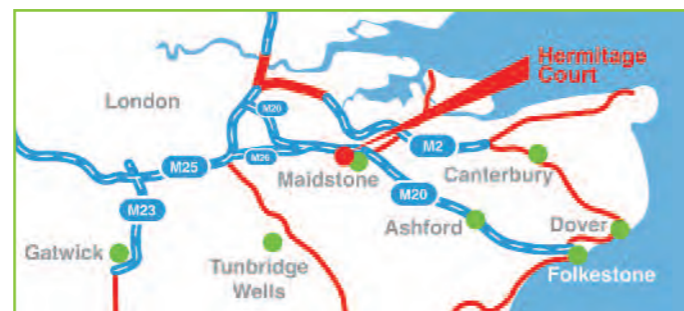
Totalling 9,150 sq ft, with an additional 1,300 sq ft self-contained cafeteria area

Leasehold

- Unit G: 3,850 sq ft of offices (ranging from 800 sq ft) and a 1,300 sq ft self-contained cafeteria area
- Unit H: 5,300 sq ft of offices (ranging from 1,325 sq ft)
- Located in an established business park
- Tranquil countryside setting, yet only 1.5 miles from J5 of M20 and 0.5 miles from Barming station.
- Modern, well-designed buildings with high quality materials
- BREEAM rating: Very Good
- Excellent, allocated car parking
- Detailed Planning approved: TM/11/03352/FL

Hermitage Court

Hermitage Court is an established business park in a beautiful countryside setting, yet only 1.5 miles from J5 M20 and a short walk from Barming Station.



For further information please contact:
Nick Yandle or **Stephen Gallagher** at Gallagher Properties Ltd
 Tel: 01622 716543
 Email: property@gallagher-group.co.uk
www.gallagher-group.co.uk

Alternatively contact **Brian Matthews** or **Phil Hubbard** at Sibley Pares
 Tel: 01622 673086
 Email: bmatthews@sibleypares.co.uk
 or phubbard@sibleypares.co.uk
www.sibleypares.co.uk



Successful introductions recognised.

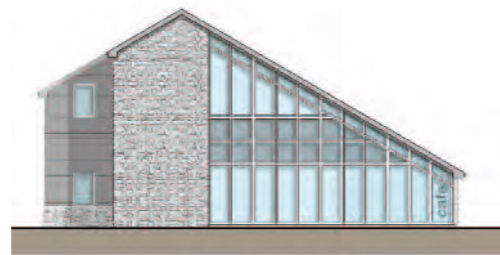
Viewing by appointment only.

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Unit G

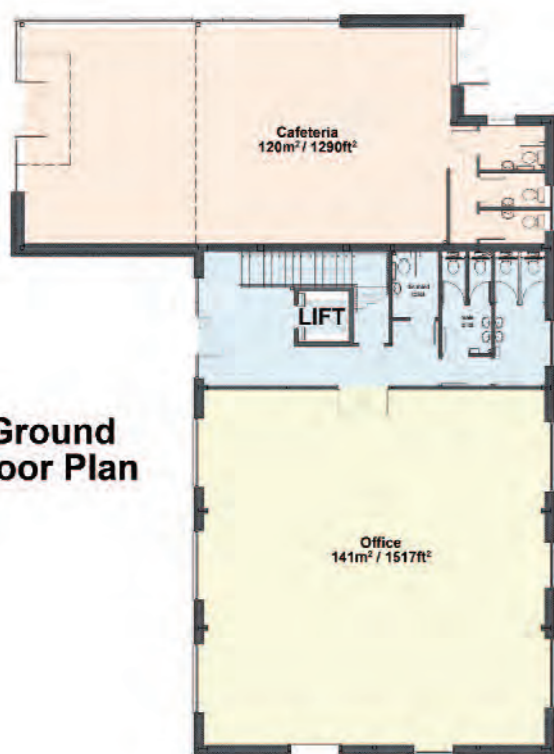
3,850 sq ft of offices, ranging from 800 sq ft, with a 1,300 sq ft self-contained cafeteria area*.



West elevation



South elevation



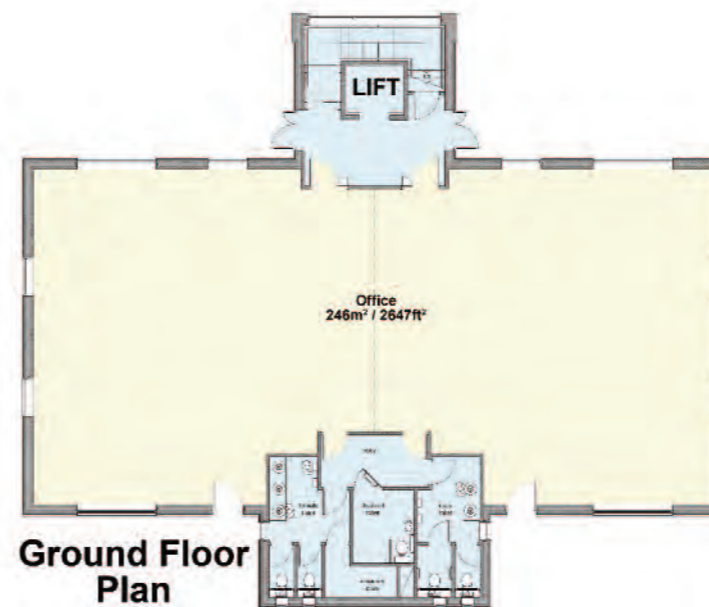
Ground Floor Plan



First Floor Plan

Unit H

5,300 sq ft of offices, ranging from 1,325 sq ft*. Each floor can be divided into two suites.



Ground Floor Plan



First Floor Plan



West elevation



North elevation



East elevation

Specification for units G and H

- Comfort cooling/heating
- Full access raised floors
- DDA compliant
- Suspended ceilings with LG7 lighting
- 8 person passenger lift
- 57 car parking spaces: 28 for Unit G and 29 for Unit H (1:180 sq ft)

* Areas are approximate, based on NIA and subject to verification