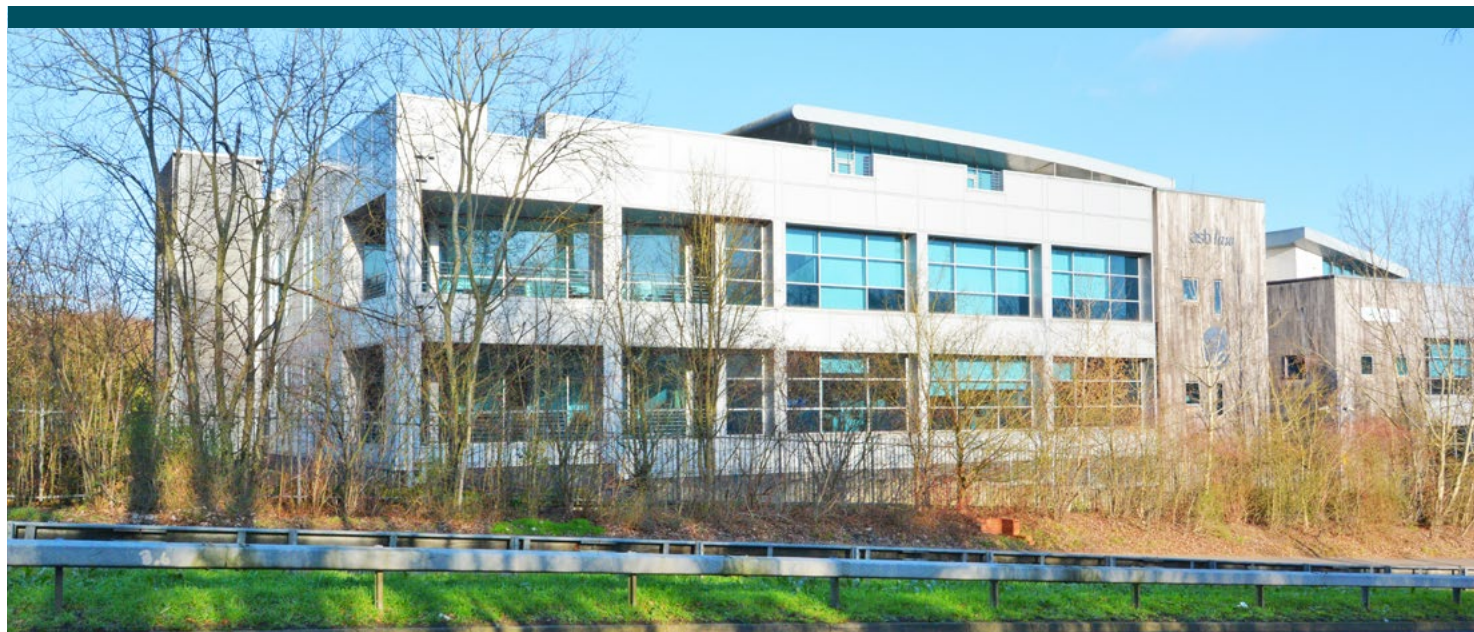


HORIZON HOUSE

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

LANDMARK GRADE
A OFFICES
**SUITABLE FOR
REGIONAL HQ PREMISES**



3,658 – 7,563 SQ. FT. (339.85 – 702.60m²)
NET INTERNAL AREA PLUS STORAGE
TOGETHER WITH CAR PARKING



LAST
REMAINING
FLOOR

HORIZON HOUSE

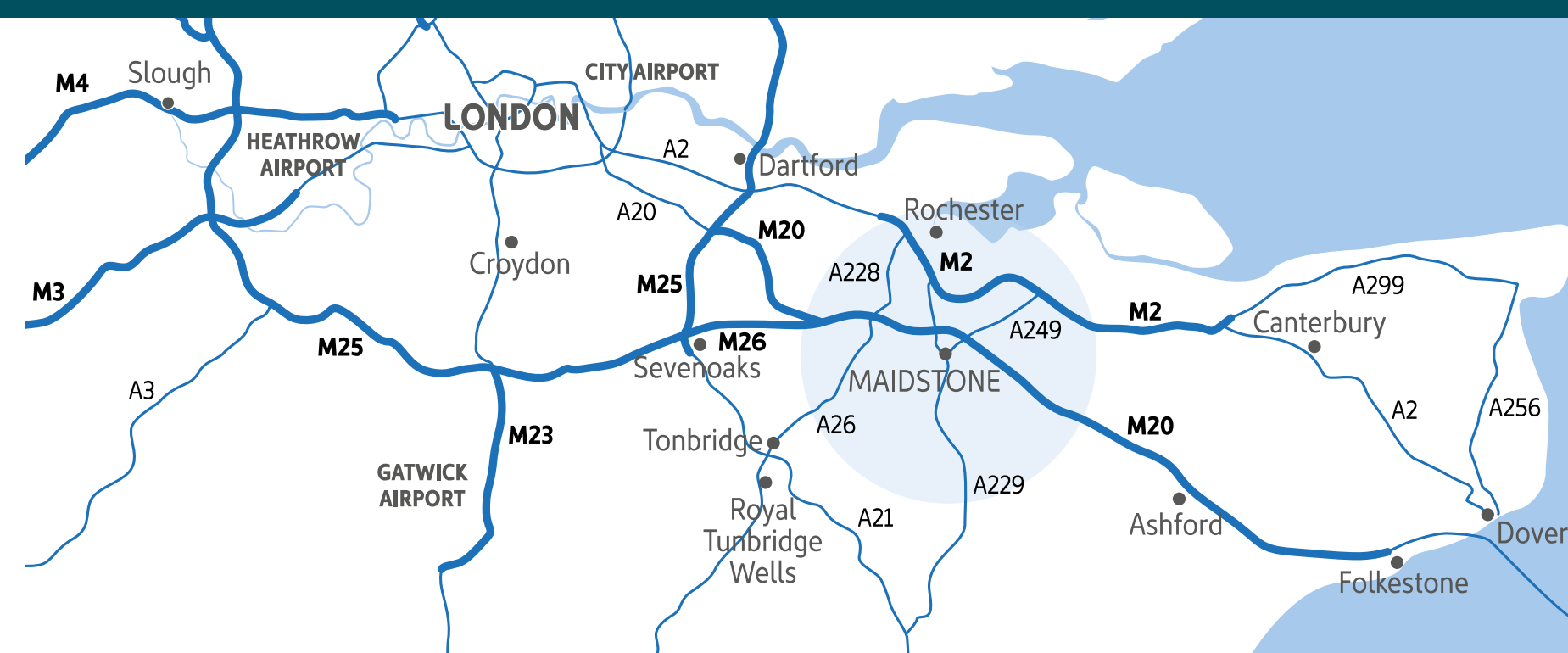
ECLIPSE PARK, SITTINGBOURNE ROAD, MAIDSTONE, KENT ME14 3EN

Location

The building is located on a very prominent site within Eclipse Park directly to the south of Junction 7 of the M20 motorway, approximately 1 mile north of Maidstone town centre. This is a highly accessible location with many local facilities immediately to the east at Newnham Court shopping centre and a Marks and Spencer Store, Next including Costa Coffee and Orida Hotel including LivingWell Gym all within walking distance on the Estate.

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 Aston Lark.

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.



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Description

Horizon House is a detached self-contained Grade A landmark office building completed in 2006 of reinforced concrete framed construction with metal clad elevations under a gently curved roof. The building is 4 storeys with a total size of 17,237 sq. ft. (1,601.32 m²) of office accommodation and has been refurbished.

Specification includes:-

- Air conditioning system
- Fully accessible raised flooring
- Quality new carpeting
- 2.75 metre floor to ceiling height to open plan offices
- New LED lighting
- On-site car parking
- High quality fit out and finishes throughout
- Passenger lift

The office accommodation is laid out over 2 main floors of approximately 7,500 sq. ft. each with a glazed 3rd floor 'top box' of 1,490 sq. ft. offering panoramic views across the north downs as well as the opportunity for roof top receptions and entertainment. The accommodation also includes a dedicated and well proportioned reception area as well as undercroft car parking at ground floor level.

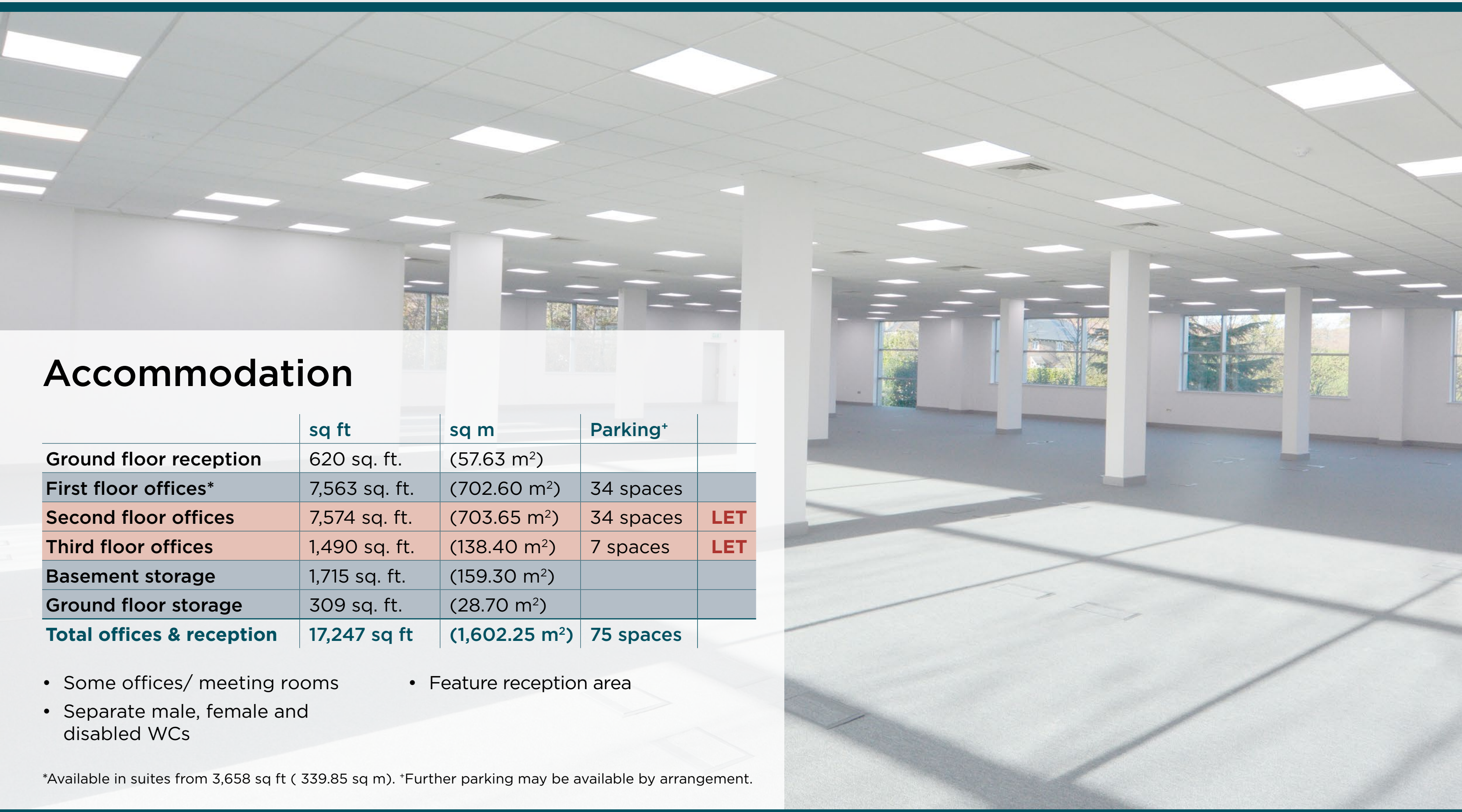


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Accommodation

	sq ft	sq m	Parking*	
Ground floor reception	620 sq. ft.	(57.63 m ²)		
First floor offices*	7,563 sq. ft.	(702.60 m ²)	34 spaces	
Second floor offices	7,574 sq. ft.	(703.65 m ²)	34 spaces	LET
Third floor offices	1,490 sq. ft.	(138.40 m ²)	7 spaces	LET
Basement storage	1,715 sq. ft.	(159.30 m ²)		
Ground floor storage	309 sq. ft.	(28.70 m ²)		
Total offices & reception	17,247 sq ft	(1,602.25 m²)	75 spaces	

- Some offices/ meeting rooms
- Separate male, female and disabled WCs
- Feature reception area

*Available in suites from 3,658 sq ft (339.85 sq m). *Further parking may be available by arrangement.

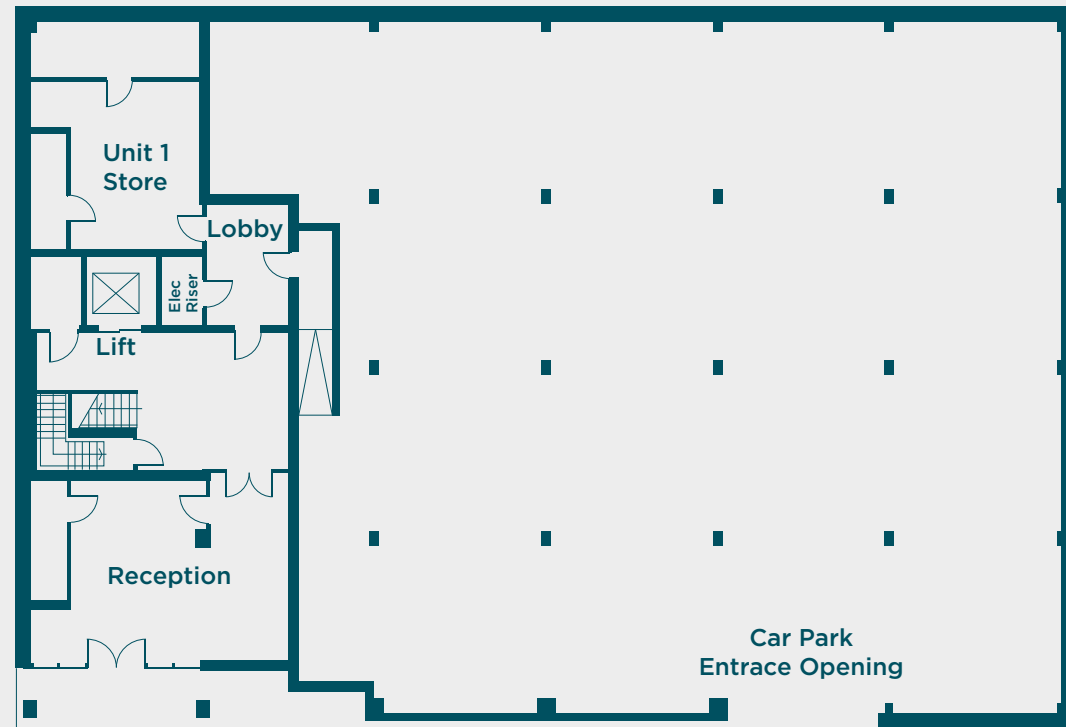


LANDMARK GRADE A OFFICES SUITABLE FOR REGIONAL HQ PREMISES

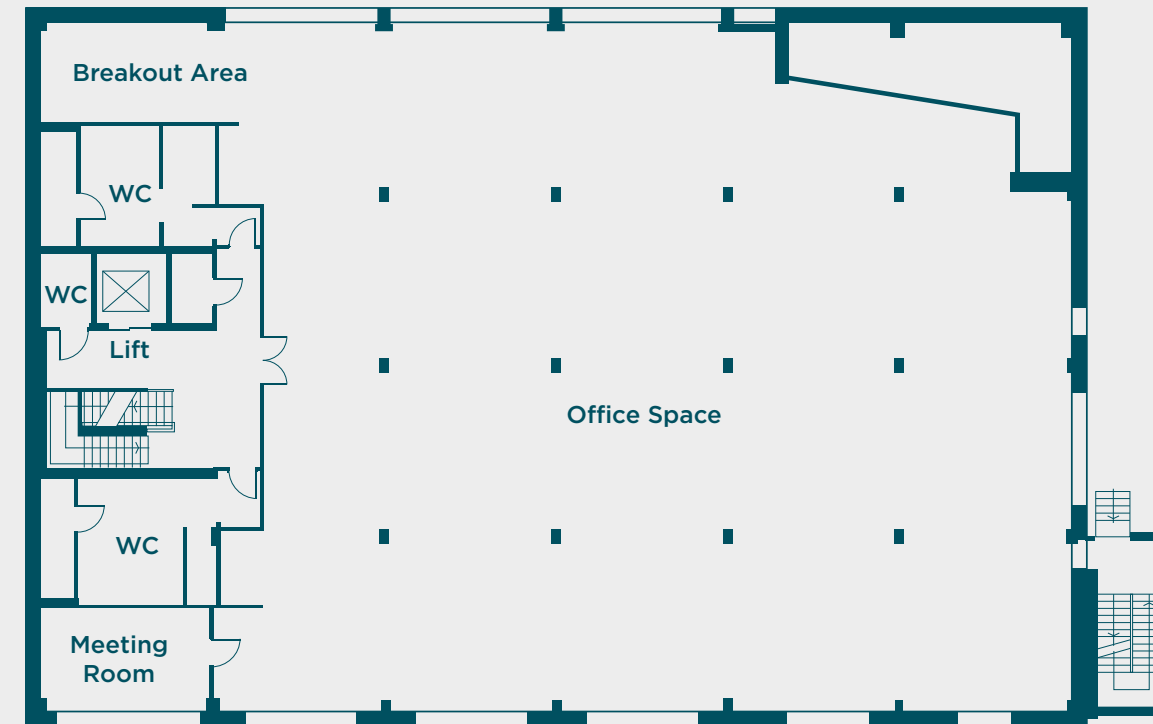
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HORIZON HOUSE

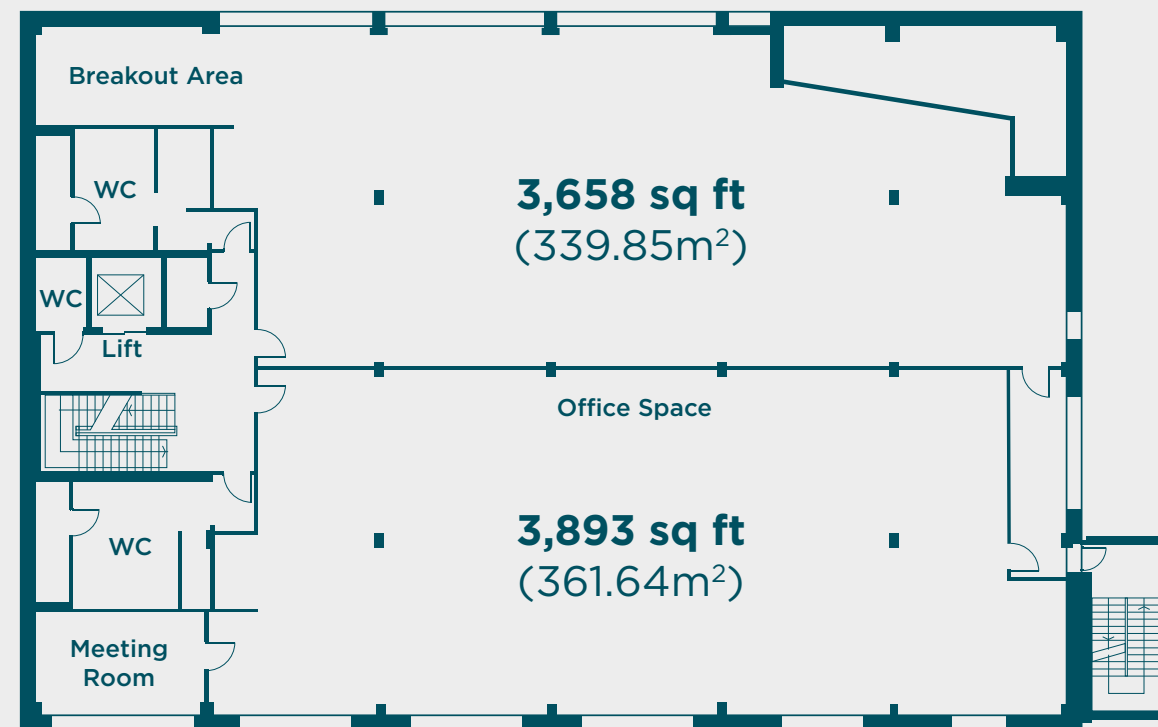
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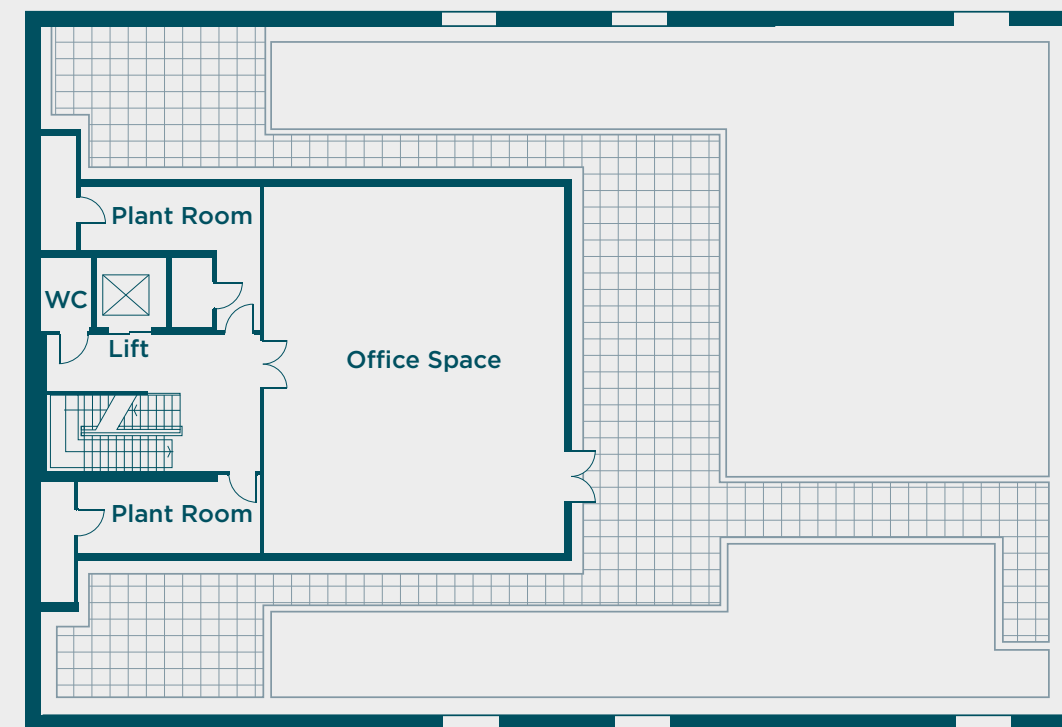
Ground Floor



First Floor - Existing Layout



First Floor - Potential Sub-Division



Third Floor - LET



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Terms

The premises are available on a new lease direct from the landlord.

Rent

£24.00 per sq. ft. exclusive

Service Charge

A service charge is payable by occupiers to contribute towards maintenance and upkeep of the common parts.

Business Rates

The VOA website shows the following rating assessments:-

First Floor	Rateable Value £140,000
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Separate assessments for car parking.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own costs.

EPC

C67 valid until 21.10.2031.

Viewing

Strictly via appointment with the sole agents:-



Nick Threlfall
07860 504621
nickthrelfall@watsonday.com

Richard Turnill
07764 476915
richardturnill@watsonday.com



IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;

- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;

- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Date of publication: January 2022

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