



TO LET
REFURBISHED OFFICE BUILDING

ASPECT HOUSE, PATTENDEN LANE, MARDEN

**ASPECT HOUSE,
PATTENDEN LANE,
MARDEN,
KENT, TN12 9QT**

First Floor Air-Conditioned Offices

TO LET

71.4 – 190.6 m²

(769 – 2,052 sq. ft)

- **Air Conditioning**
- **Central Heating**
- **24/7 Access**
- **Allocated Car Parking Spaces**
- **Excellent Natural Light**

**Viewings strictly by appointment
via sole agents:**

**Will Giles or
Kathreen Robertson
01227 763663**

btf

LOCATION

Marden is a well-connected village in the borough of Maidstone, Kent. The village benefits from a mainline railway station offering direct services to London Charing Cross and London Bridge, with journey times of approximately one hour.

Marden lies around 8 miles south of Maidstone, the county town, and approximately 18 miles north-west of Ashford. The village enjoys good access to the wider road network via the A229 and A274 which link to the M20 and M25 motorways.

Aspect House is situated on Pattenden Lane within an established and thriving commercial hub.



DESCRIPTION

The available offices are accessed via a central reception area and are located on the first floor of this modern purpose-built office building. They are finished to a good standard and benefit from the following features:

- Air Conditioning
- Demised Kitchen Facilities
- Communal Toilets
- Key Fob Entry System
- 24/7 Access
- Allocated Car Parking Spaces

ACCOMODATION

The property has the following approximate floor areas (NIA);

Floor	Accommodation	m²	sq ft	Car Parking Spaces
First	Suite 3/3A	119.2	1,283	5
First	Suite 5	71.4	769	3
Total		190.6	2,052	8



Suite 3

TERMS

The offices are available to let on a new effective full repairing and insuring lease for a term to be agreed.

RENT

Our clients are seeking the following rents, which are exclusive of service charge, broadband charges, business rates, electricity costs and VAT (if applicable).

Suite	Rent (£pa)
Suite 3/3A	£20,500
Suite 5	£13,500

CAR PARKING

The offices benefit from the above allocated car parking spaces. Additional car parking may be available by way of separate negotiation.



Suite 3



Suite 5

EPC

The office suites have been assessed within Band D. Certificates available upon request

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Will Giles
Kathreen Robertson
01227 763663

Details created April 2025

DEPOSIT

The Landlord requires the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) being:

Rateable Value		
Suite 3/3A	Offices & Premises	Rateable Value to be reassessed
Suite 5	Offices & Premises	£10,750

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of any costs related to the maintenance, lighting and cleaning of the communal areas. Further details are available from the agents.



Suite 5



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.