

ENDEAVOUR HOUSE

259 FORSTAL ROAD, AYLESFORD, KENT ME20 7AQ
c.20,000 SQ FT OF OFFICES ON 1.12 ACRES
FOR SALE / TO LET



259 ENDEAVOUR HOUSE, FORSTAL ROAD, AYLESFORD, KENT, ME20 7AQ

- Prominent road frontage
- Vacant possession
- Over 100 car parking spaces
- 2.5 miles to Maidstone
- 1 mile from J6 of the M20
- Recently partly occupied as a serviced office centre

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



RUMSEY & PARTNERS 22 GROSVENOR SQUARE LONDON W1K 6DT
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LOCATION

Endeavour House is prominently situated at the junction of Forstal Road and Beddow Way half a mile to the East of central Aylesford. Junction 6 of the M20 and the A229 are approximately 1 mile to the east and Maidstone mainline railway station and town centre are approx 2 miles away.

Endeavour House highlighted on the attached plan is located directly in front of the 2M Trade Park. Units 1 - 15 have all been sold to occupiers and construction of phase 2 comprising of units 16 – 25 is due to start in March 2011.

DESCRIPTION

Endeavour House is a 1960s concrete framed office building, built over three floors and consists of;

Ground floor which is divided into three separate areas including large entrance hall and lobby in the central core and a secondary means of escape on the western end of the building. The office accommodation is laid out in 2 wings of mixed open plan and partitioned offices either side of the central core and an intercommunicating ground floor single story extension with separate access on the western end of the building at the rear.

First Floor is identical to the Second floor comprising of two wings of mainly partitioned offices separated by a core of male and female W.C's.

There are a total of up to approximately 120 car parking spaces at the front and rear of the property with access off Forstal Road and Beddow Way.

ACCOMMODATION

Floor	Sq M	Sq Ft
Ground	508	5,465
Ground Floor Annex	250	2,689
First	506	5,446
Second	506	5,446
Total	1,770	19,046

SPECIFICATION

The building is a mix of open plan and partitioned offices. Most of the ground floor and extension has most recently been occupied by Dean and Dyball Construction as a regional office, is carpeted and has a variety of suspended ceilings and Cat 2 lighting. The upper floors were used as semi serviced offices and are generally carpeted with ceiling mounted strip fluorescent lighting.

There is a goods lift shaft on the main core which has been decommissioned.

Whilst we have not surveyed the building nor tested the M&E we understand that the gas fired wet central heating system has been well maintained and was fully operable up until September 2010.

It is likely that any occupier would need to refurbish the entire space which could be lightly cosmetic or a significant refurbishment.

TELECOMS MAST

Our clients have recently agreed the relocation of a telecoms mast from the building to a separate plot at the rear of the building and this mast will be relocated by March 2011. The mast will be included within the demise and is held under the terms of a 20 year lease from 20th September 2010 let to Everything Everywhere Ltd and Hutchinson 3G UK Ltd at a rent of £4,000pa subject to open market 5 yearly rent reviews.

TENURE

Freehold with full vacant possession

TERMS AND RENT

On application.

VAT

VAT will be chargeable on the purchase price at the prevailing rate

LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction

FURTHER INFORMATION

Please contact:

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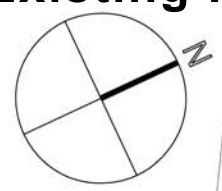
Misrepresentation Act:

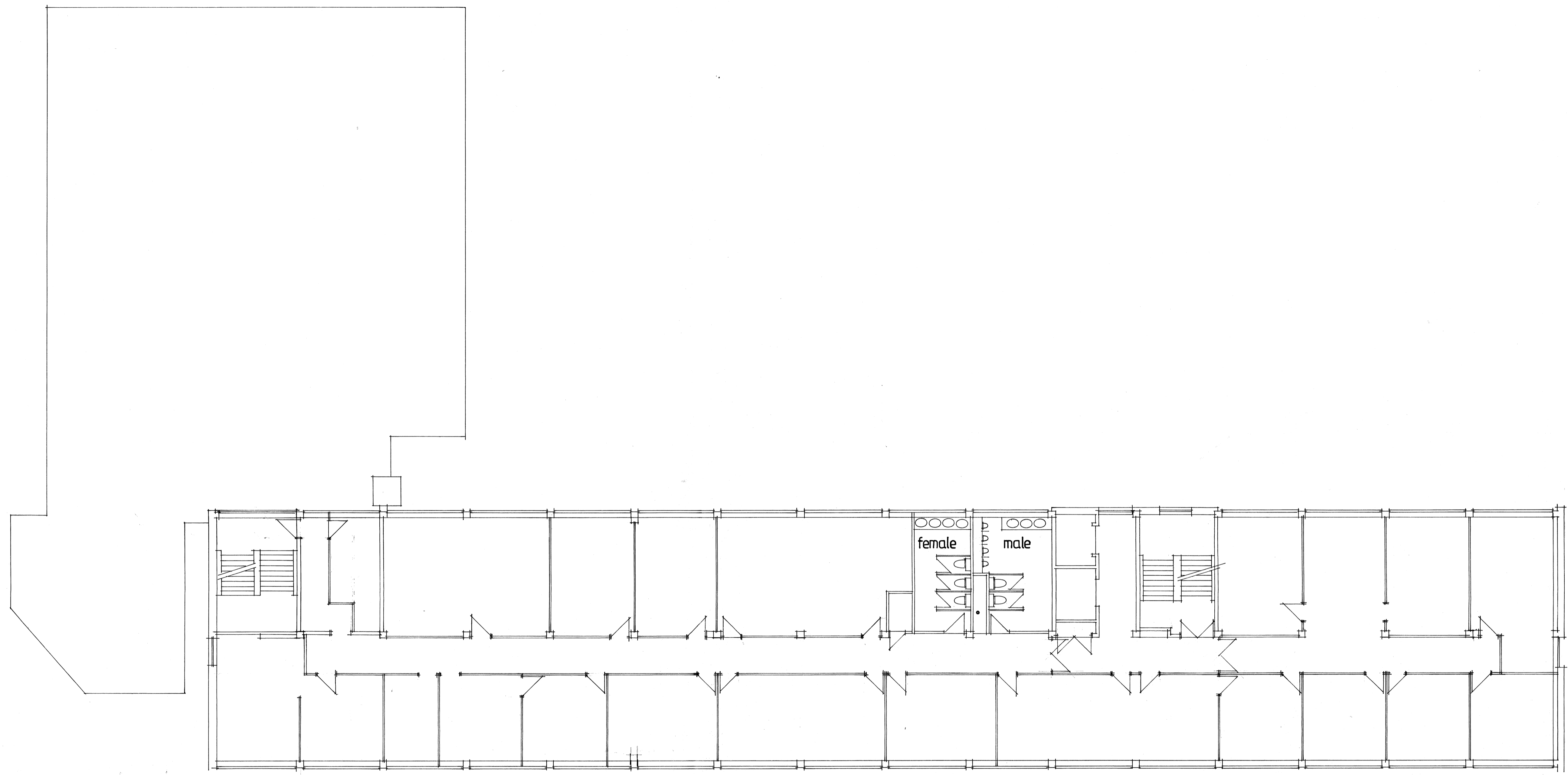
These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.





**Forstal Road
Plan indicating
Phases 1 & 2 and Existing Industrial Building
Scale 1:500@A3
24.09.2010**





10.7 x 8.3

second floor



Dean & Dyball Developments Ltd,
Endeavour House, Crow Arch Lane,
Ringwood, Hants BH24 1PN
Tel. (01425) 470000 Fax. (01425) 479879

Project
FORSTAL ROAD AYLESFORD

Client

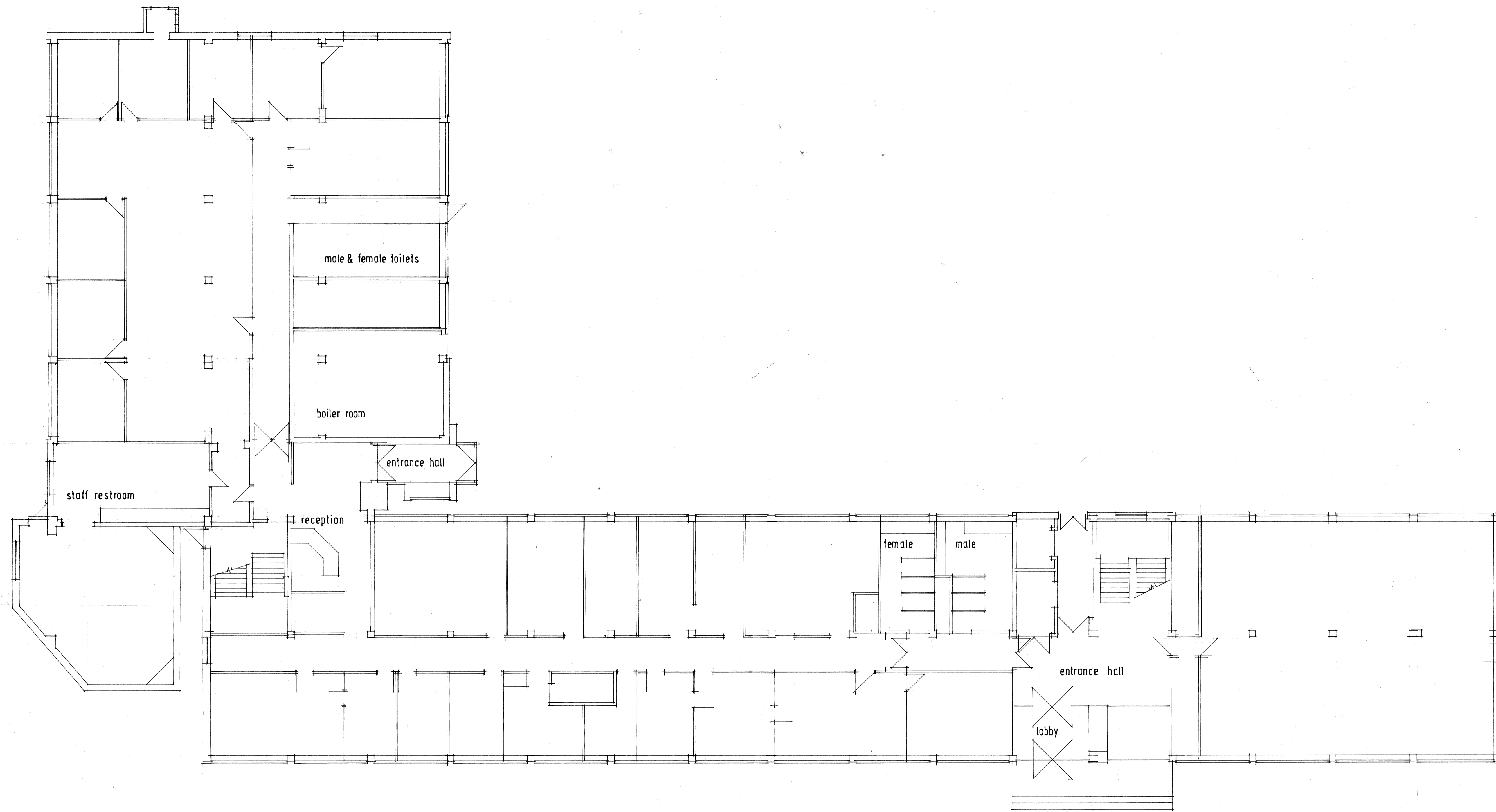
Drawing Title

SECOND FLOOR PLAN

Drawing Status Information Billing
Tender Construction

Date **JAN 97** Drawn by **JFO**

Scale **1:100** Dwg No **97 / 2001 / 05** Rev



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Project

FORSTAL ROAD, AVLESFORD.

Client

Drawing Title

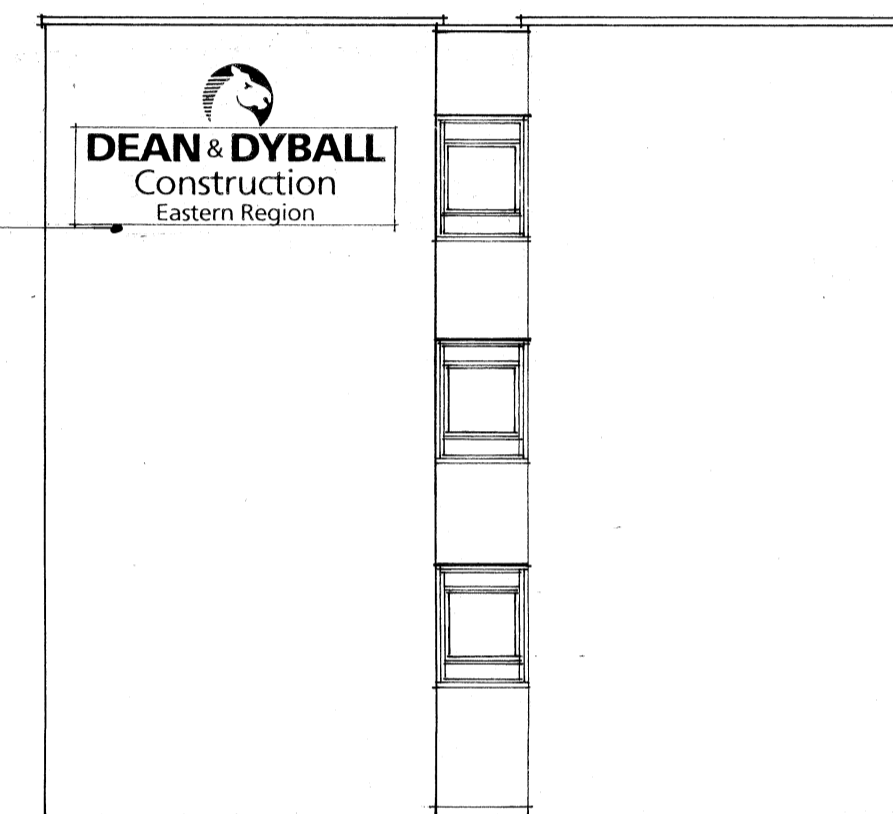
GROUND FLOOR PLAN

Drawing Status Information Billing
Tender Construction

Date JAN 97 Drawn by JFO.

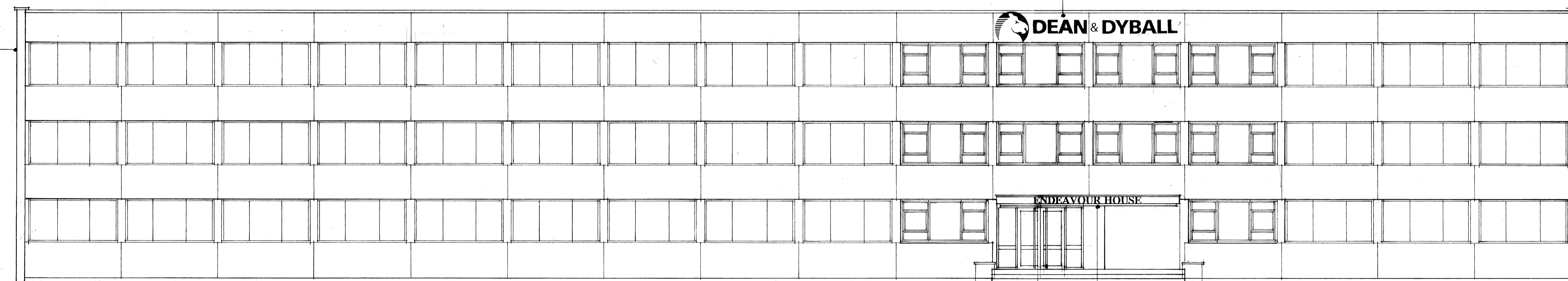
Scale 1:100 Dwg No 97 / 2001 / 03 Rev

new 'DEAN + DYBALL' sign to east elevation (to replace C. WIMPEY sign) in fixed individual letters, non-illuminated and formed in black letters on a white board to the existing black facing brickwork. (Sign no. 2).



existing 'C. WIMPEY' sign to west(end) elevation to be removed.

existing 'WIMPEY' sign in individually illuminated letters to be replaced with 'DEAN + DYBALL' sign in individual illuminated letters (Sign no 1).



new sign to end wall to replace existing 'C. WIMPEY' sign. (as above). (east elevation) (Sign no. 2)

new 'ENDEAVOUR HOUSE' sign in fixed individual non-illuminated metal letters on existing canopy fascia. (Sign no 3).



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Ringwood, Hants BH24 1PN
Tel. (01425) 470000 Fax. (01425) 479879

Project
REGIONAL OFFICE
FORSTAL ROAD AYLESFORD KENT

Client
DEAN & DYBALL DEVELOPMENTS LTD.

Drawing Title

PROPOSED EXTERNAL SIGNS

Drawing Status Information Billing
Tender Construction

Date JAN 97 Drawn by J.F.O.

Scale 1:100 Dwg No 97 / 2001 / 02 Rev

BACK CORNER OF PARKING BAY:
E1008.225 - N2031.370

ELECTRICITY SUBSTATION

BASE STATION E1000 - N2000

Existing Building

EXISTING ACCESS

EXISTING CAR PARK

SHORT BAYS AS EXISTING

EXISTING KERB

EXISTING END OF BAYS

EXISTING KERB

2.5M 7.535

1M HIGH 'HIT & MISS' BOARDED FENCE

FORSTAL ROAD

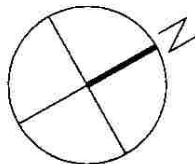
KNEE RAIL

EXISTING KERB

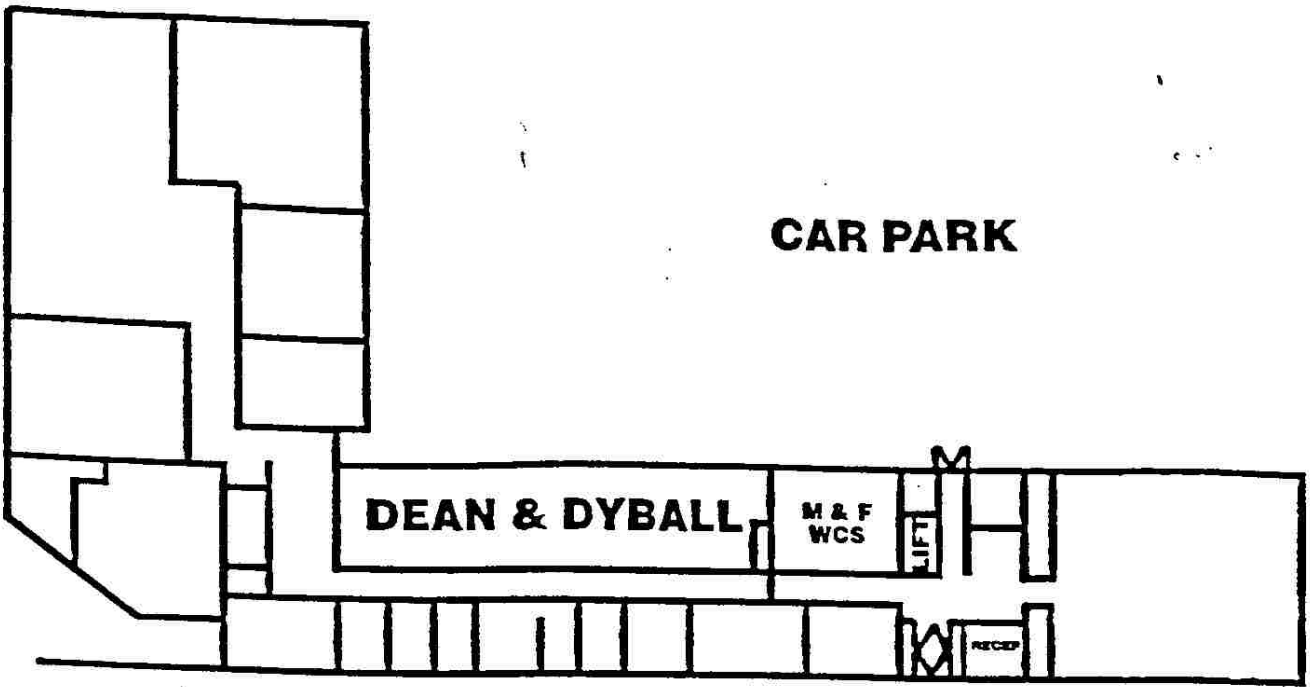
VEHICLE DROPPED CROSSING

NEW ACCESS TO EXISTING CAR PARK
E1075.619 - N1974.321

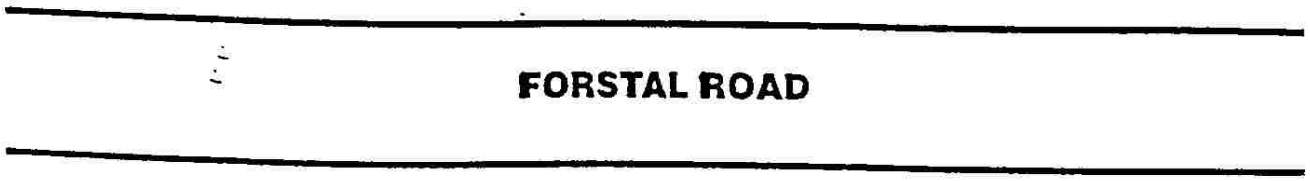
CENTRE OF RAMP



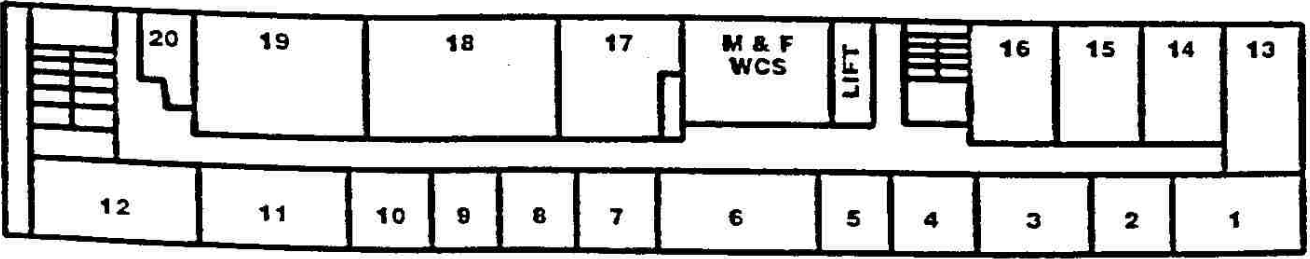
Note: All areas quoted are
Car parking 125 spaces



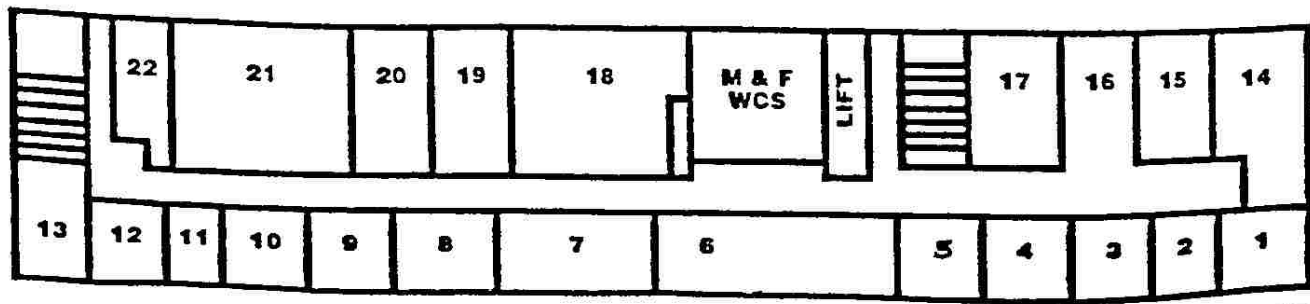
GROUND FLOOR



FORSTAL ROAD



FIRST FLOOR



SECOND FLOOR