

# ALMOND HOUSE

BETTESHANGER • DEAL • KENT CT14 0EN



## SERVICED OFFICES TO LET

Suites available from 372ft<sup>2</sup> - 1,070ft<sup>2</sup>



# ALMOND HOUSE

BETTESHANGER • DEAL • KENT CT14 0EN

## Location

Almond House is situated within the Betteshanger Sustainable Parks scheme (see page 4 for more information). Once an important colliery, Betteshanger Business Park is strategically located in East Kent between Dover, Canterbury and Ramsgate. Access to London is via the M2/A2 link; the Business Park has direct access to the A258/A256 between Deal and Sandwich, which is located 11 minutes away from the Discovery Park.

## Description

Almond House has undergone a high level of refurbishment, with office suites modernised to a good standard. A manager is located on site to assist with any queries. Should you need additional meeting space a boardroom is available to hire for internal or external meetings equipped with video conference facilities.

Each unit has access to a kitchen equipped for staff needs. The building comes with ample allocated parking and access to open parkland and the Betteshanger Country Park.

## Energy Performance Certificate

Almond House has an energy efficient rating of 43 (Band B), additional steps are being taken to make the building more sustainable. The full EPC recommendation report and certificate are available on request.

## Terms

Rents are inclusive of service charges, insurance and heating, but excludes business rates, electricity, telephone charges and VAT. Office suites are available on flexible lease terms.

## Accommodation (See floor plans opposite)

		Approximate net internal area	
		M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	Unit 1a	19.97	214
	Unit 1b	9.36	100
	Unit 1c	21.10	227
	Unit 1 (Boardroom)	40.48	435
First Floor	Unit 2	39.15	421
	Unit 3	55.50	597
	Unit 4	34.61	372
	Unit 5	39.80	428
Second Floor	Unit 6	40.82	439
	Unit 7	45.04	484
	Unit 8	36.18	389
	Unit 9	35.90	386
	Unit 10	99.48	1,070
	Unit 11	16.20	174

Vacant possession upon completion, subject to contract.

## Legal costs

Each party to bear their own legal costs.



Meeting room available for presentations



This map is not to scale but is a graphic representation of the major road and Motorway system of East Kent

For further information and a copy of the availability schedule & price list, contact the agents

## Viewing

Strictly by appointment through the agents:

Smith Woolley operates a complaints handling procedure, details of which are available on request. June 2016.



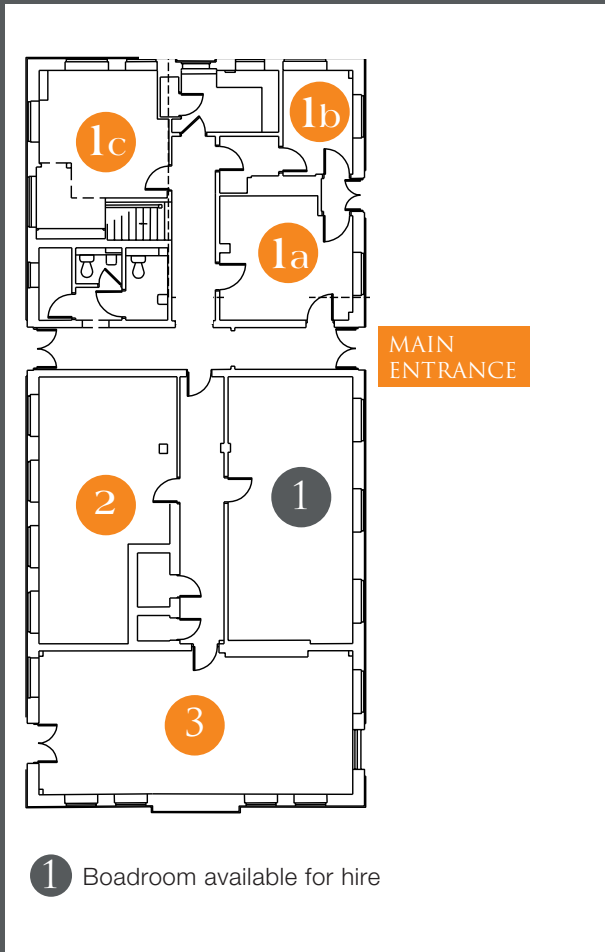
Kris Foster  
email: kris.foster@smithwoolley.com  
telephone: 01303 228708

Philip Clapham  
email: philip.clapham@smithwoolley.com  
telephone: 01303 228729  
www.smithwoolley.com

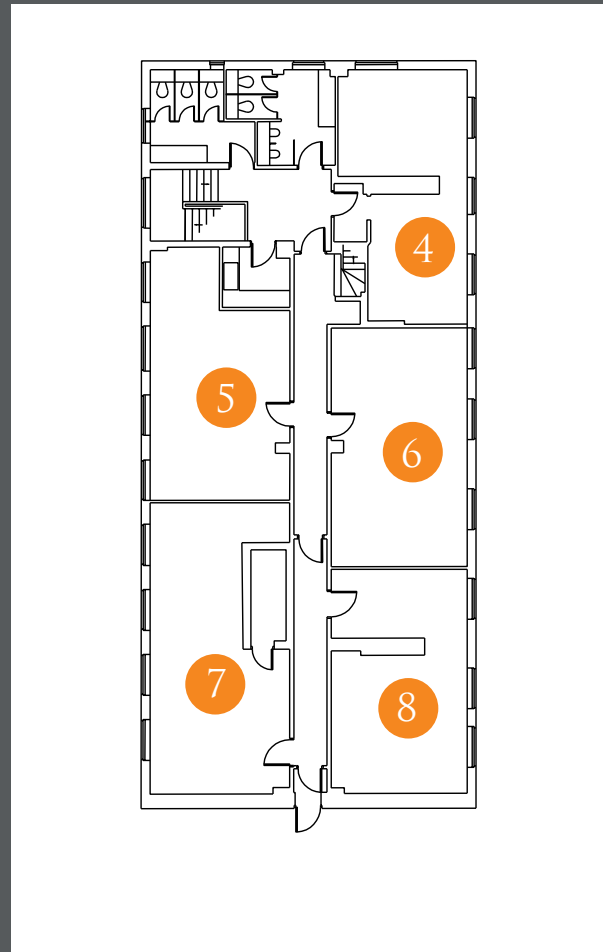
# ALMOND HOUSE

BETTESHANGER • DEAL • KENT CT14 0EN

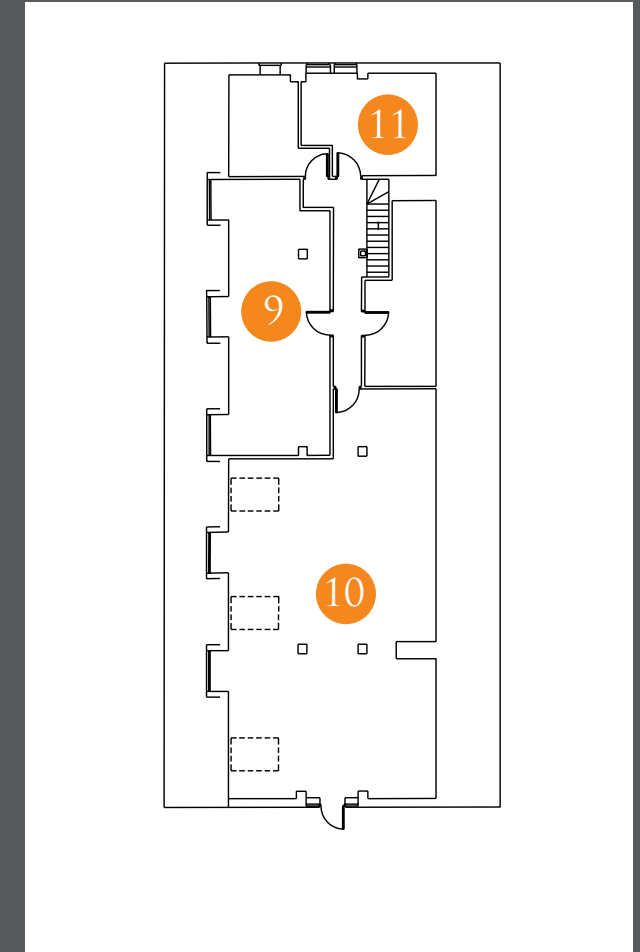
## Ground Floor



## First Floor



## Second Floor



These floor plans together with site plans (allocated car parking etc.) are available as downloadable pdfs on our website [www.almondhouse-kent.uk](http://www.almondhouse-kent.uk).



[www.betteshangerparks.co.uk](http://www.betteshangerparks.co.uk)



Almond House is at the heart of the Betteshanger Sustainable Parks, a social and economic development project in Kent. The first phase of the development will see a brand new £7.5m Visitor Centre at Betteshanger Park, which will house conferencing and event spaces as well as the Green Energy Centre and Kent Mining Museum. The Visitor Centre will open in Spring 2017, with the Kent Mining Museum opening in summer 2017.

The second phase of the development will be a Business Incubation Hub at Betteshanger Business, which will commence in Autumn 2017, and an SME development which will be completed in 2020.