



THE MONTESSORI GROUP  
EXPLORE | LEARN | DEVELOP

FAO Paul Henry (Managing Director)  
Esquire Developments Ltd  
The Old Laundry  
Green Street Green Road  
Dartford  
Kent, DA2 8EB

Tuesday 24<sup>th</sup> November 2020

**Land at Upnor Road, Upnor – Nursery Provision – Confirmation of Intent to Occupy**

Dear Paul,

Further to our recent dialogue, The Montessori Group Limited would like to confirm our intent to occupy the nursery building on the proposed Upnor Road development by Esquire Developments. We confirm our intent to lease the building for the foreseeable future starting with a minimum of a 10 year lease.

In preparation and prior to any formalities, extensive sector-based research is conducted using the local community within each location to establish the local need, demand and current provision. In addition, to fully evaluate and establish the future viability, the local plan is also analysed to help meet identified needs to ensure the longevity for each site and in turn the local community. Local plans noticeably refer specifically to childcare, often clearly demonstrating immediate and future needs for high quality, affordable childcare provision prior to building projects commencing.

Our market research specific to Upnor and the surrounding area, indicates that a minimum of 2000sq ft is required to meet the local need which would service the existing and future shortfall in the amount of appropriate, safe early years facilities. This ideal space would provide a minimum of 45 new childcare spaces. TMG would aim is to deliver full day care from 7.30am to 6.30pm, Monday to Friday, throughout the year to the local community. Maintaining affordability is key therefore TMG accept all forms of funding to provide private and free early education for children accommodating a variety of parental and society needs.

As you are aware, our soon to be open facility at Town Road has received considerable interest and we already have children filling our space, including a number who will be living on the development itself. We foresee similar levels of demand in this location.

In summary, we are delighted to put forward our formal intent to occupy such a wonderfully scoped future development in a real up and coming area, currently in need of excellent childcare.

Kind Regards

Sam Groombridge | Managing Director  
Email: [Sam@themontessorigroup.co.uk](mailto:Sam@themontessorigroup.co.uk)