



eurogate business park

ASHFORD KENT TN24 8XW



ATTRACTIVE OFFICE CAMPUS ADJACENT TO JUNCTION 9 M20

Offices suites available from
1,204 sq ft - 6,789 sq ft (112 sq m - 630.7 sq m) TO LET



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description

Eurogate comprises 7 three storey office buildings constructed around a central courtyard set within a mature landscaped environment with excellent on site parking.

Existing occupiers include Nurse Plus, Mailxpertise, Irata International and Kent County Council.

Leases available until 2026.

specification

The site has undergone a refurbishment which has enhanced this thriving business campus.

- Carpeted raised floors
- Suspended ceilings with integral lighting
- Double glazing
- Central heating
- Terraces and balconies to some units
- Intercom access
- 24 hour security
- Excellent car parking
- Male and female wc's
- Lift (unit 6)



available accommodation

Net internal areas approx:

Unit	Ground Floor sq ft	First Floor sq ft	Second Floor sq ft	Total sq ft	Total sq m	Car Spaces
1	2,559	2,127	1,118	5,805	539.15	25
4	2,565	2,137	1,754	6,456	599.89	28
6	2,503	2,134	2,152	6,789	630.71	30



Unit 6



Unit 4



Unit 4



Offices available from 1,204 sq ft up to 6,789 sq ft

Unit 6



Unit 1



Unit 2



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location

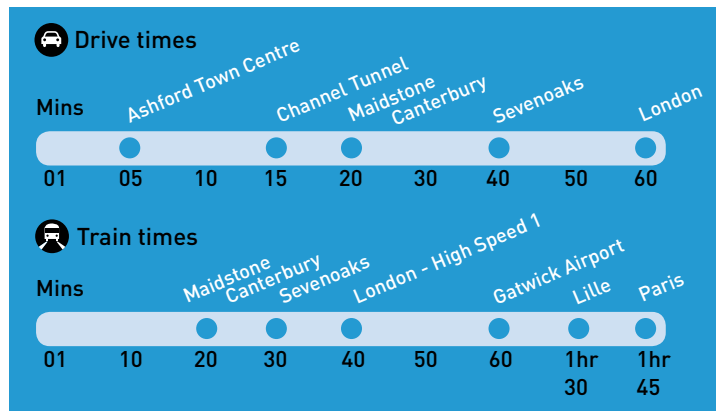
With immediate access to Junction 9 M20 Eurogate Business Park provides rapid and efficient access to the M25, Channel Tunnel Terminal and Channel Ports. Ashford town centre and the International Passenger Terminal are within a few minutes drive.

The regular High Speed 1 rail link from Ashford station to London St Pancras takes 37 minutes.

There is an extensive range of amenities nearby including Eureka Business and Leisure Park including Frankie and Bennies, Cinnamon Spice, The Pheasant Pub and Beefeater, as well as a number of fast food outlets. There is a Premier Inn, Travelodge and Eastwell Manor hotels nearby.

Leisure opportunities include Multiplex Cinema, Bannatynes Health Club and Ashford Golf Club.

communications



EPC EPC's are available on request.

terms Eurogate Business Park is available to let on new flexible leases. **Leases available until 2026.**

Options for a whole building, individual floors or suites are available.



viewing

For further information please contact the joint sole agents.



01233 613900

Richard Stafford
richard@staffordperkins.co.uk



01622 672233

Robert Martine
rmm@martinewaghorn.co.uk

Graham Starling
gs@martinewaghorn.co.uk

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