

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Upper Floors, 10/12 Middle Row Ashford, Kent TN24 8SQ

W3W: [finely.trend.rivers](http://finely.trend.rivers)



### TOWN CENTRE SELF-CONTAINED OFFICE ACCOMMODATION

#### TO LET

- 750 sq.ft. office accommodation
- Prominent Location in Town Centre
- New lease available
- Self-Contained Entrance

**Rent Sought: £9,500 per annum.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The property is located in the heart of Ashford's pedestrianised area in the centre of Middle Row, benefitting from a high pedestrian flow to three elevations.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can provide direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This period timber framed building has brick elevations under a peg tiled roof and provides approximately 750 sq.ft. of office accommodation on the first floor. The second floor provides male and female WC facilities, a small kitchen and a staff rest area. The building provides self-contained office accommodation on the first and second floor, accessed via a ground floor door with a reception area and display window.

## ACCOMMODATION

First Floor – Offices 753 sq.ft.  
Second Floor – Kitchen 107 sq.ft.  
Plus WC.

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The premises have a rateable value of £10,000.  
The uniform business rate multiplier for the year 2023/24 is 49.9p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £9,500 per annum.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a current energy efficiency rating of 68 (Band C).  
Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.