

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 13 Highpoint Business Village
Henwood, Ashford, Kent TN24 8DH



AIR CONDITIONED OFFICES CLOSE TO TOWN CENTRE WITH PARKING

TO LET

- 350 sq.ft. - 825 sq.ft.
- Air Conditioned and Centrally Heated
- Immediate Availability
- New lease available
- Good Parking
- Available as individual suites or as a whole

Rent: £5,250 - £11,500 per annum exclusive + VAT

STAFFORD PERKINS

Tel: 01233 613900 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

This property is located in a business village of 15 units built in 1989 and situated on the Henwood Industrial Estate approximately half a mile east of Ashford town centre, mid-way between junctions 9 & 10 of the M20 motorway.

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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This is a modern two storey purpose-built office building providing an attractive work environment. The ground floor has recently been let separately and we are now marketing the first floor, having a total of square footage of 825 sq. ft, with Suite 1 being 475 sq.ft. and Suite 2 being 350 sq.ft. The accommodation includes shared WCs on the ground and first floor, and benefits from LED lighting and a CAT6 IT infrastructure with generous provision of ethernet sockets, power points and a local server patch panel. Air conditioning provides cooling and back-up heating, augmenting a new gas-fired central heating boiler. There is a shared kitchen on the first floor, along with a landing store cupboard.

ACCOMMODATION

	<u>Sq Ft</u>	<u>Sq M</u>
First Floor Suite 1	475	44.13
First floor Suite 2	<u>350</u>	<u>32.52</u>
Total	825	76.65

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The 1st floor of the premises has a rateable value of £9,800.

Small Business Rate Relief may be available to qualifying occupiers.

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 £11,500 per annum exclusive, although we can offer Suite 1 at £7,125 per annum and Suite 2 at £5,250 per annum.

LEGAL COSTS

The tenant is to be responsible for the landlords' reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 87 (Band D) Full certificate and recommendation report available on request.

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.