

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor Offices, Epps Building, Bridge Road,
Ashford, TN23 1BB

W3W: [below.cared.trick](https://www.below.cared.trick).



GROUND FLOOR OFFICE ACCOMMODATION

TO LET

- 1,200 sq.ft.
- Car Parking
- Available end of March 2024
- New lease available

Rent: £14,500 per annum + 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

The Epps Building is located on the north-western side of Bridge Road, just south of its junction with Godinton Road and the A28 (Tank) roundabout which is the junction of Chart Road with Templar Way. This site is located approximately half a mile west of Ashford town centre, not far from Junction 9 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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This ground floor office accommodation totalling just over 1,000 sq. ft comprises two training rooms and two further offices. The accommodation is finished to a good standard with laminated floors, suspended ceilings, Category II lighting and data cable points. Fujitsu air conditioning is fitted to some rooms. Externally, there is a reasonable amount of car parking available.

ACCOMMODATION

Training room	398 sq.ft.
Training room	373 sq.ft.
Office	164 sq. ft.
Office	121 sq. ft.
Kitchen	141 sq. ft.
Plus WCs	

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The premises will need to be re-assessed.

The uniform business rate multiplier for the year 2023/24 is 49.9p. Small Business Rate Relief is available for qualifying tenants.

TERMS

The premises are available by way of a new IRI lease, the terms of which are negotiable. The rent to be £14,500 per annum plus VAT.

There is a service charge payable of £6.10 p.s.f. per annum to cover cleaning of common parts, lighting, heating, water, electric, maintenance, security etc.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

