

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

First Floor, Unit 9, Highpoint Business Village,  
Henwood, Ashford, Kent TN24 8DH



**CENTRALLY LOCATED OFFICE ACCOMMODATION ON POPULAR ESTATE**

**TO LET**

- Approximately 577 sq.ft.
- Conveniently located
- Allocated parking
- Air conditioning
- Incentives available
- Immediate availability

**Rent sought: £6,000 per annum + VAT**

STAFFORD PERKINS

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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

These premises are located on a busy and well-established industrial estate with easy access to the M20 motorway about ½ mile from Ashford town centre. 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

Highpoint Business Village is a complex of 15 two storey office buildings developed in 1990 with sealed double glazing, gas central heating and air conditioning, designed so that the ground and first floors can be independently occupied. Unit 9 is a mid-terraced unit and is accessed via a shared reception hall, containing DDI compliant WC facilities. The first-floor benefits from its own WC facilities and comprises of just under 580 sq. ft. of open plan office accommodation with kitchenette. The office benefits from carpeted flooring, Cat II lighting, air-conditioning, and plenty of natural daylight, augmented by the large bay window to the front and window to the rear. There are 2 allocated car parking spaces.

## ACCOMMODATION

First Floor Office 577 sq. ft.

## SERVICES

All mains' services are provided, the cost to be split with the ground floor tenant.



## BUSINESS RATES

The first floor has a rateable value of £6,600 from 1<sup>st</sup> April 2023. The uniform business rate multiplier for the year is 49.9p.

Small business rate relief will be available to eligible occupiers.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of 107 (Band E). Full Certificate and Recommendation Report available on request.

## TERMS

The premises are available by way of a new FRI lease, the terms of which are negotiable, however a rent of £6,000 per annum plus VAT is being sought. There is also a service charge payable of £118.46 plus VAT every quarter and insurance of £130 per annum (inclusive of VAT).

## 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 prospective tenants.

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.