

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

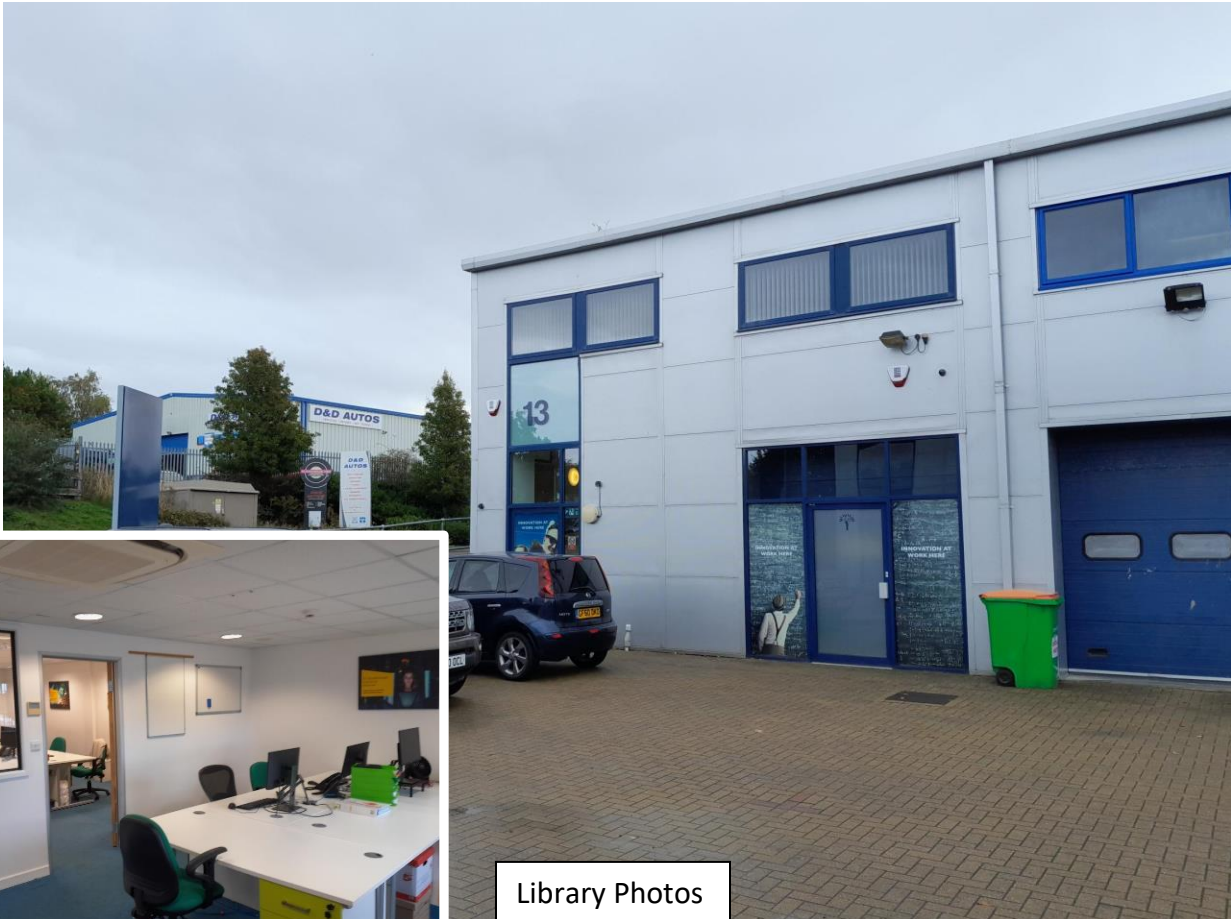
11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 13, The Glenmore Centre,
Orbital Park, Ashford, Kent TN24 0TL



HIGH QUALITY BUSINESS UNIT

TO LET

- Total of 2,107 sq.ft. office accommodation
- Immediate availability
- Circa 4 Car Parking Spaces

RENT SOUGHT: £27,500 per annum exclusive.

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 on Orbital Park close to Junctions 10 and 10a of the M20 motorway. Orbital Park is a strategic local, national and international location situated within the Channel Tunnel corridor and an area designated for significant commercial expansion. The Glenmore Centre itself is on Crowbridge Road, at the entrance to the park from the western side when approached via Newtown and the International Station.

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 end-terrace business unit was completed just over 15 years ago and currently provides high quality office space with two rooms on the ground floor and two on the first floor, totalling a little over 2,100 sq.ft. These are very well-appointed offices fitted out with air conditioning, triple compartment skirting trunking and LED lighting. The Glenmore Centre itself is a scheme of some 27 units of steel frame construction, having micro-rib cladding with attractively glazed features.

ACCOMMODATION

Ground Floor	1,054 sq.ft.
First Floor	<u>1,053</u> sq.ft.
Total	2,107 sq.ft.

SERVICES

Mains gas, water, telecom and 3 Phase electricity are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £20,000.

The uniform business rate multiplier for the year 2024/25 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 £27,500 per annum exclusive.

The freehold interest may be available – seek further details from agents.

Occupiers pay a service charge for the upkeep and maintenance of the common areas of the development.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Unit 13 is assessed as scoring 36 (Band B) on the scale devised by HMG, certificate and report can be seen at <https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?postcode=TN24+OTL>

VIEWING

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

