

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 11 Oak Trees Business Park Orbital Park, Ashford, Kent TN24 0SY

W3W: inner.noon.bonds



HIGH QUALITY BUSINESS UNIT

FOR SALE

- GIA > 1,810 sq.ft.
- First Floor Offices 762 sq.ft. (NIA)
- Ground Floor Store/Workshop 704 sq.ft. (NIA)
- Air conditioned offices
- Electric roller shutter door
- 6 car parking spaces

Offers Sought: in the region of £325,000

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 towards the rear of Orbital Business Park, close to junctions 10 and 10A of the M20 motorway. Orbital Park is a strategic local, national and international location situated in the Channel Tunnel Corridor and in an area designated for significant commercial expansion. The Oak Trees Business Park is accessed off The Courtyard towards the rear of Orbital Business Park and can equally easily be accessed when approached from the western side 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-terraced unit completed in 2006 provides air conditioned offices to the first floor, having four separate offices located around a central office area with WC facilities and storage accommodation. It is finished to a good decorative standard, benefiting from air conditioning, quality carpets, suspended ceiling and Category II lighting. The first floor offices are accessed via a quality timber staircase, whilst on the ground floor is a kitchen, disabled WC facilities and storage/workshop space of some 968 sq.ft. GIA. The building is of steel frame construction, having microrib cladding to side elevations and insulated profiled steel cladding to the roof. The lower elevations are of brick cavity block construction to a height of approximately 3ft.

Externally there are approximately 6 car parking spaces to the front and side of the unit.

ACCOMMODATION

Ground Floor

Workshop/Storage: 968 sq.ft. GIA
 Kitchen: 43 sq.ft.
 Plus Disabled WC

First Floor Offices:

Office	100 sq.ft.
Office	106 sq.ft.
Office	125 sq.ft.
Office	149 sq.ft.
Central office area:	185 sq.ft.
Store:	44 sq.ft.
Plus WC.	

SERVICES

All mains services are connected to the premises, including 3-phase 100 amp per phase electrical supply.

BUSINESS RATES

The premises are assessed at a rateable value of £20,750.

The uniform business rate multiplier for the year 2024/25 is 49.9p.

TERMS

The premises are available freehold with vacant possession upon completion. Offers are sought in the region of £325,000 (it is not believed that VAT is applicable to this sale, but enquiries should be made).

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The unit previously had a Band 'D' rating, scoring 96 on the score devised by HMG, however this expired in May 2020 and a fresh EPC is being sought. When available the 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 tenant's

