

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 12 Oak Trees Business Centre, Orbital Park, Ashford, Kent TN24 0SY

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MODERN OFFICE BUILDING

TO LET

- Easy Access & Very Visible
- New Lease Available
- Car Parking
- 890 sq.ft.

Rent: £19,000 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 in Orbital Park close to Junction 10 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. Oak Trees Business Centre itself is at the end of The Courtyard, (no through road) just off the third exit of the roundabout on the north 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

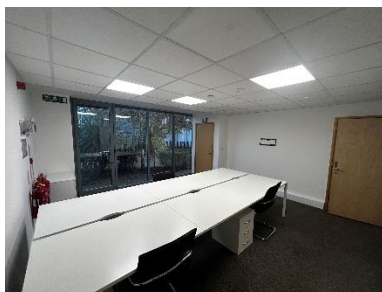
This modern office building totalling 890 sq. ft. comprises an open plan office, kitchen and WC, store cupboard and separate office on the ground floor. On the first floor, the office is open plan with a separate store room and WC. The offices are finished to a good standard with LED lighting and comfort cooling system and fitted furniture.

ACCOMMODATION

Ground Floor

Main Office
Store Cupboard
Office
Plus WC

Total 442 sq.ft



First Floor

Office
Store Room
Plus WC

Total 445 sq.ft



Externally, car parking is available within three allocated spaces in front of the building and down the LHS.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises currently have separate rateable values for each floor, with the ground floor rateable value being £7,600 and the first floor £7,200. 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 £19,000 per annum exclusive.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an energy efficiency rating of 14 (Band A). Full certificate and report available on request.

VIEWING

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