

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

FOR SALE/TO LET

- Immediate availability
- New Lease Available
- Car Parking: 3 – 4 spaces
- 890 sq.ft.

**Rent Sought: £19,000 per annum exclusive or
Offers in Excess of £255,000**

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 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 totals some 890 sq. ft. and comprises on the ground floor an open plan office, kitchen and WC plus a store cupboard and further office. On the first floor the office is open plan with natural light and there is 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
Kitchen
Store Cupboard
Office
Plus WC

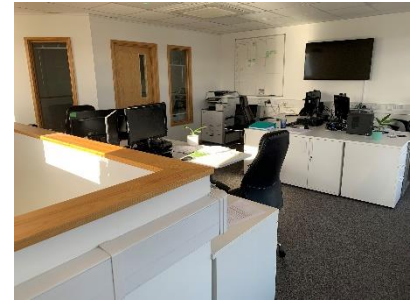
Total 442 sq.ft



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 (a fourth has been created at the loss of a cycle rack).

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. A rent of £19,000 per annum exclusive is being sought or alternatively, the freehold interest is available with vacant possession upon completion – offers in excess of £255,000 is being sought.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the transaction in the event of a rental however, each party are to be responsible for their own legal costs in the event of a freehold sale.

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.