

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Unit 6, Oak Trees Business Park Orbital Park, Ashford, Kent TN24 0SY



### MODERN BUSINESS UNIT

### TO LET

- 1,895 sq.ft. (176.1 sq.m.)
- B1, B2, B8 consent
- First floor open plan office
- New lease available – late summer 2021

**Rent: £21,000 per annum exclusive Plus 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

The Oak Trees Business Park is located towards the western end of the Orbital Business Park, just south of junction 10 of the M20 and approximately ¾ mile south-east of 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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This end-terraced industrial unit provides accommodation on both ground and first floor. The first floor comprises open plan office accommodation benefitting from suspended ceiling, Category II lights, glazing to three elevations, air conditioning and perimeter trunking, finished to a reasonably good decorative standard. There is a separate wc and self-contained meeting room in addition. The ground floor provides a similar amount of accommodation, it has an eaves height of some 9 ft. and currently is divided into two areas with a separate wc however, upon re-furbishment it is expected to be one open area. Externally there is hardstanding laid to brick paviours for loading and unloading/car parking.

## ACCOMMODATION

### Ground Floor

Workshop/Warehouse 947 sq.ft. (88 sq.m.)

### First Floor

Office 948 sq.ft. (88.1 sq.m.)

Total 1,895 sq.ft. (176.1 sq.m.)



## SERVICES

All main services including a 3-phase electrical supply are connected to the premises.

## BUSINESS RATES

The premises have a rateable value of £14,750.

The uniform business rate multiplier for the year 2021/22 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 £21,000 per annum exclusive plus VAT.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed with an energy efficiency rating of 100 (Band D). Full report and certificate are available upon request.

## 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 tenants.