

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

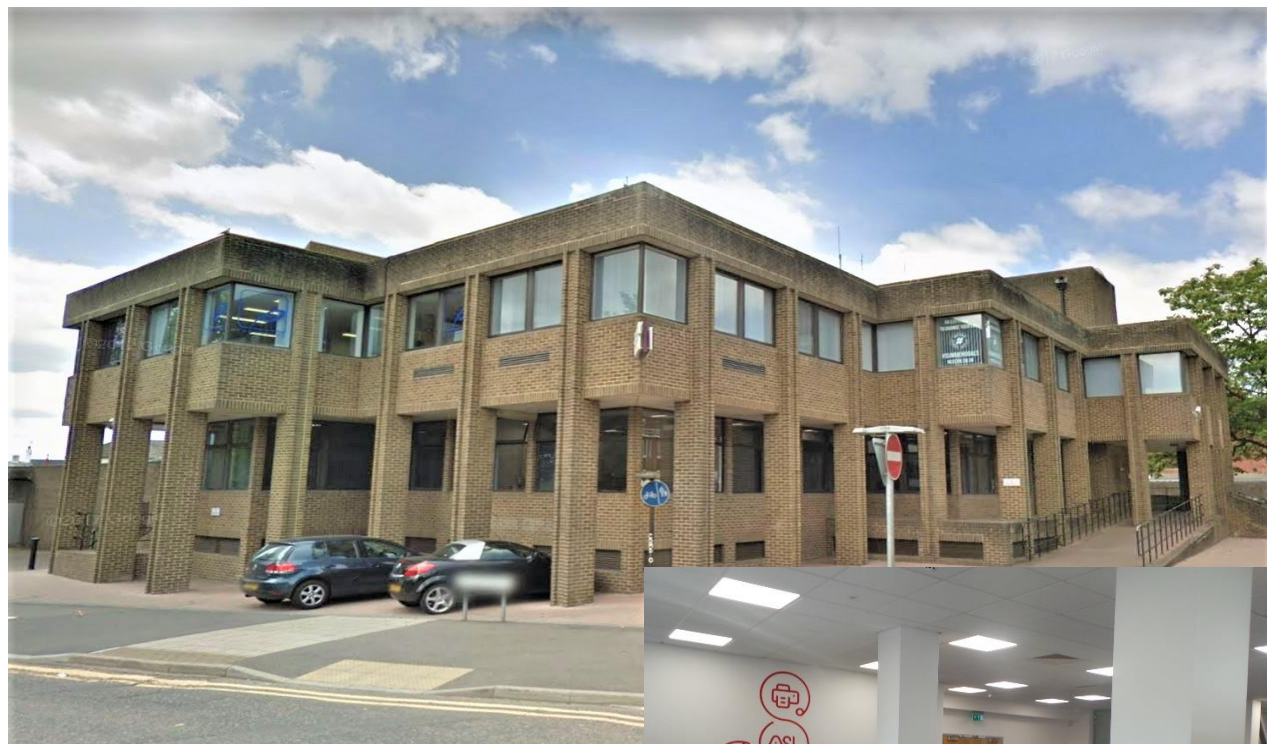
11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor Office Suites, The Old Court House Tufton Street, Ashford, Kent, TN23 1QN



**1,836sq.ft. TOP QUALITY OFFICE SUITES
IN TOWN CENTRE WITH PARKING**

TO LET



- 1,836 sq.ft
- 4 Car Parking Spaces
- Available Early 2022
- Town Centre Location

Rent Sought: £27,500 plus VAT

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 office suite is located on the ground floor of Ashford's old court building on the junction of Tufton Street and Church Road in the heart of Ashford's 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 is just a ten minute walk away and gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

Ashford's former Court House has recently been refurbished to a very high standard. The ground floor and the majority of the first floor are now let and occupied; however we have one suite available on the ground floor providing a total of 1,836 sq.ft. The office is attractively finished, having feature glazed wall, floor sockets along with skirting trunking, air conditioning and LED lights. There is an entry phone system to admit tenants from the main shared front door. There are kitchen facilities within the suite and shared shower and WC facilities on the ground floor. There are four car parking spaces available.

ACCOMMODATION

Ground Floor Office Suite: 1,836 sq.ft.
Plus 4 car parking spaces.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

We understand that the premises have a rateable value of £23,750 per annum. The uniform business rate multiplier for the year 2020/21 is 49.9p.

TERMS

The suite is available by way of a new IRI lease the terms of which are negotiable; however a rent of £27,500 per annum is sought. VAT is payable in addition to the rent.

LEGAL COSTS

The incoming tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 60 (Band C). Full report and certificate available on 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 prospective tenants.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.

