

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Andrew James House, Bridge Road, Ashford, Kent, TN23 1BB



### GROUND AND FIRST FLOOR OFFICE ACCOMMODATION

#### TO LET

- Total of 2,225 sq.ft.
- 9 Car Parking spaces
- Available 1<sup>st</sup> April 2022
- New lease available
- Could be split

**Rent: £25,000 per annum exclusive**

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

Andrew James House is located approximately ¼ mile west of Ashford town centre. It is at the southern end of Bridge Road and south of Godinton Road (B2074) close to the roundabout at the junction of the Chart Road (A28) and the new barracks link road, giving direct access to the Drovers Roundabout and Junction 9 of the M20.

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

These premises in Andrew James House offer ground floor office accommodation of 1,102 sq. ft. and first floor office accommodation of 1,123 sq.ft. The offices are generally finished to a good standard, benefitting from suspended ceilings with fluorescent lighting, carpeted flooring, air conditioning and double-glazed windows. There is allocated car parking providing spaces for 9 vehicles.

## ACCOMMODATION

### Ground Floor Offices:

End Office	215 sq. ft.
Office	272 sq. ft.
External Office	256 sq. ft.
Meeting Room	136 sq. ft.
Lobby	81 sq. ft.
Kitchen plus WC	142 sq. ft.
Total	1,102 sq. ft.

### First Floor Offices

End Office	228 sq. ft.
Office	691 sq. ft.
Ground Floor Store	204 sq. ft.
Mezzanine Store	703 sq. ft.
Total (exc mezzanine Store)	1,123 sq. ft.

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The premises will need to be re-assessed upon occupation; however, the current rateable value is in the order of £ . 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 £25,000 per annum exclusive.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an energy efficiency rating of 70 (Band C). Full certificate and report available on request.

## VIEWING

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

## 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.