

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

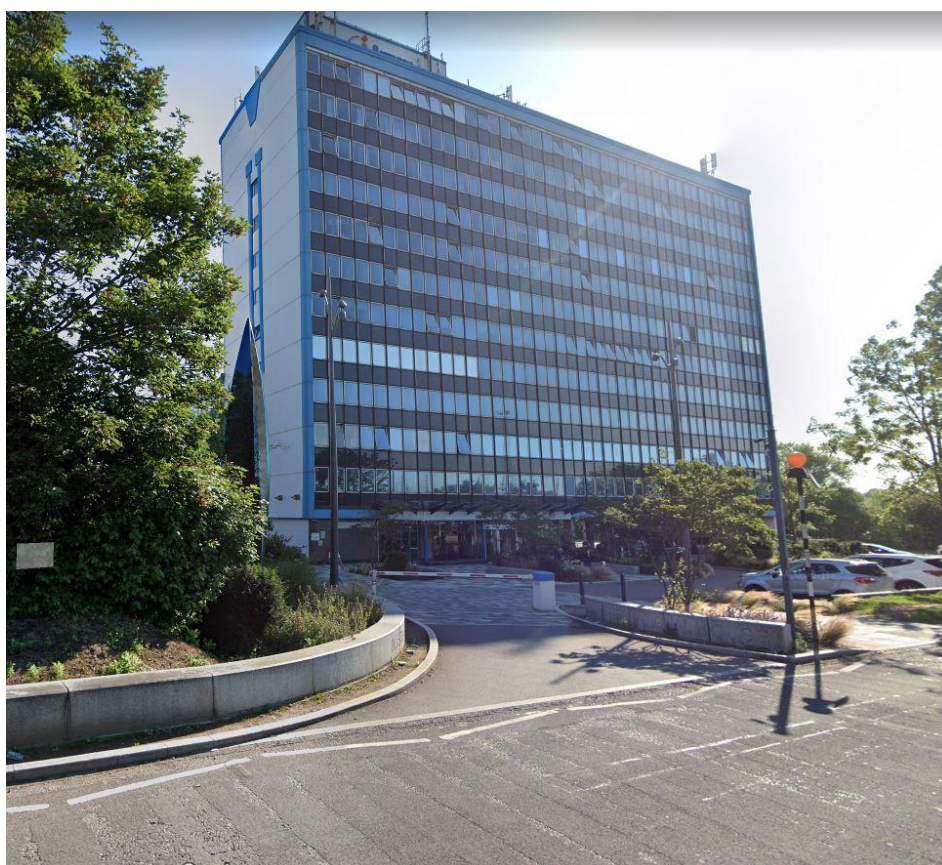
11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

International House Dover Place, Ashford TN23 1HU



Modern Office Accommodation Adjacent to Stations

TO LET

- Suites from 281 sq.ft. to 2,217 sq.ft.
- Close proximity to International and Domestic Stations
- Allocated parking.
- Immediate Availability

Rent from £2.50 per sq.ft. per calendar month. 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

International House is conveniently located adjacent to the International and Domestic Railway Stations and within a ten minute walk 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

International House was constructed in the late 1960s and has recently been refurbished to provide high quality office accommodation of various sizes. The building benefits from 3 high speed passenger lifts, full gas fired central heating, triple compartment perimeter trunking, suspended ceilings and Cat II lighting throughout. There are male and female WCs on each floor and a large car park with allocated parking for each suite.

There is the ability to have some small amounts of rough storage accommodation on the top floor in the former caretaker's flat, ask the agents for further details.

AVAILABLE ACCOMMODATION * = Areas to be confirmed

Floor	Suite	Area (ft²)	Area (m²)	Rent (per annum)	Parking	Status	R.V.
12	Attic			Storage Only	0	Available	T.B.A.
11	4	786*	73.02	£23,500	2	Available	£12,500
4	5	852	79.15	£25,500	2	Available	£8,800
3	2,3 & 7	2,217	206	£66,500	10	Available	T.B.A.
3	5	861	79.98	£25,800	2	Available	£10,500
3	1b	157	14.58	£4,750	1	Available	T.B.A.
2	3	570	52.95	£17,100	2	Available	£8,200
2	4	1,270*	117.98	£38,100	4	Available	£15,750
1	1	1,240	115.20	£37,250	3	Available	T.B.A.
1	2	727*	67.54	£21,800	2	Available	T.B.A.
1	3	1,178	109.44	£35,500	2	Available	T.B.A.

RENTS

Rents quoted for floors 3 & 4 are inclusive of heating, lighting and service charges. Business Rates are generally below the Small Business Rate Relief threshold.

All other floors – rents quoted are exclusive of service charge, business rates and VAT if suites are over 1,000 sq.ft..

TERMS

For Suites on floors 3 & 4, new 3-year leases to be taken outside the security of tenure provisions of the Landlord and Tenant Act. Tenant's option to break the lease on giving six months' notice after six months occupation. All terms subject to contract.

Normal IRI leases for terms to be agreed apply to all other floors if suites are over 1,000 sq.ft.

SERVICES

All main services are connected to the premises.

LEGAL COSTS

Ingoing tenants are required to make a contribution of £500 plus VAT towards the Landlord's legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 76 (Band D).

Certificate and Report can be viewed at <https://find-energy-certificate.service.gov.uk/energy-certificate/0010-5960-0378-7600-1004>

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