

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

2c Briar Close, Bramble Lane Wye, Ashford, Kent TN25 5HB



RURAL OFFICE SPACE

TO LET

- 2c = 525 sq.ft.
- New Leases Available
- Adjacent to mainline station.

Rent: £6,500 per annum

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

Briar Close is situated on Bramble Lane in Wye, immediately to the north-east of Wye mainline railway station. Bramble Lane itself connects within a mile to the A28 Ashford to Canterbury trunk road, with Ashford being just under 5 miles to the south-west and Canterbury approximately 12 miles to the north-east.

The closest large town, Ashford, lies approximately four miles to the south-west. It is one of Kent's designated growth centres, which 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 is a relatively modern building providing three self-contained office suites on the ground floor with a further first floor office. Unit 2c provides some 525 sq.ft of accommodation whilst benefiting from their own kitchen sink/coffee point and shared WC facilities. The premises benefit from carpeting throughout and a suspended ceiling with Cat II lighting. The office accommodation is open plan in nature and benefits from a reasonable level of natural daylight.

ACCOMMODATION

Unit 2c 525 sq.ft.
Plus Shared WCs.

SERVICES

All mains services are connected.

BUSINESS RATES

The premises have a rateable value of £3,900. The uniform business rate multiplier is 49.9p for the year 2022/23. 100% Small Business Rate Relief is available for qualifying tenants.

TERMS

The premises are available by way of new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £6,500 per annum. In addition a service charge is payable to cover the maintenance of common parts. This is currently set at £306 per annum.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

ENERGY PERFORMANCE CERTIFICATE

Unit 2c is assessed as having an Energy Efficiency Rating of 71 (Band C). Full reports are available upon 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 or through the website www.commercialleasecodeew.co.uk