

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor, Unit 14 Highpoint Business Village Henwood, Ashford, Kent TN24 8DH



OFFICES CLOSE TO TOWN CENTRE WITH PARKING

TO LET

- 823 sq.ft. of office accommodation
- Immediate Availability
- Undergoing refurbishment
- New lease available
- Allocated Parking

Rent: £12,000 per annum exclusive

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 property is located immediately on the right hand side as you enter the business village, which comprises of 15 units built in 1989 and situated on the Henwood Industrial Estate approximately half a mile east of Ashford town centre, mid-way between junctions 9 & 10 of the M20 motorway.

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 is a modern two storey purpose-built office building providing an attractive work environment. The ground floor is due to undergo decorative works. The premises comprises of 823 sq. ft. of office accommodation in total, which is split over three rooms, and includes a reception area of just over 100 sq. ft. There is a shared entrance area and DDI compliant WC on the ground floor, which is shared with the occupier of the first floor. Unit 14 benefits from LED light panels, suspended ceiling, perimeter trunking with data cable points and power sockets, under floor power sockets, and plenty of natural light augmented from the double glazed windows to the front and rear of the building. There is carpeted flooring throughout, which is due to be replaced, and the walls are to be redecorated. Externally, there are 3 parking spaces allocated with the premises.

ACCOMMODATION

	<u>Sq Ft</u>	<u>Sq M</u>
Reception area	101	9.38
Office	160	14.86
Office	289	26.84
Office	273	25.36
Kitchenette	17	1.57
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Total	840	78.03

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises has a rateable value of £9,000 which will be increasing to £10,000 from 1 April 2023.

Small Business Rate Relief may be available to qualifying occupiers. The uniform business rate multiplier for the year 2023/24 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 £12,000 per annum exclusive.

LEGAL COSTS

The tenant is to be responsible for the landlords' reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 89 (Band D). Full certificate and recommendation report 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 tenants.