

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Bizspace, The Cobalt Building 1600 Eureka Park, Ashford TN25 4BF



ASHFORD'S NEWEST PURPOSE-BUILT FLEXIBLE OFFICE WORKSPACE

16,584 SQ.FT. OVER 3 FLOORS

TO LET

- On-site Car Parking
- Various sizes - 172sq.ft. to 424 sq.ft.
- Multi-suite lets available
- Meeting Room Facilities
- 24 Hour Access

Rents from: £700 per calendar month 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

The Cobalt Building is located at Lower Pemberton on the 96 acre Eureka Business Park. This is a modern, well-established prime business location, located just 2.5 miles north-west of Ashford town centre and 1 mile north-west of junction 9 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 brand new, purpose-built flexible workspace hub with multiple suites available from 172 sq.ft. to 424 sq.ft. Each unfurnished suite is fully carpeted and centrally heated and benefits from superfast ethernet broadband cabling. All offices have fully opening windows giving plenty of natural light and allowing good air flow. There are fully equipped kitchen and WC facilities on each floor, and shower facilities and cycle racks are available to all occupiers. A dedicated, locked mailbox is also provided for each suite.

There is an attractively furnished and welcoming lobby area, and two large furnished meeting rooms are available by arrangement for ad hoc or regular use.

There is ample free parking and access is available 24 hours/365 days by way of a secure keyfob entry system. CCTV is also provided for security.

ACCOMMODATION

Suite sizes range from 172 sq.ft. (suitable for up to 3 people) to 424 sq.ft (up to 10 people) with a variety of options in between. Please see attached list of available suites. If larger space is needed it is possible to take multiple suites, subject to availability.

SERVICES

All main services are connected to the premises. Superfast ethernet broadband cabling is available to every office.

BUSINESS RATES

The premises will need to be re-assessed upon completion and first occupation. Occupiers are responsible for their own Business Rates, although many may qualify for Small Business Rate Relief.

The uniform business rate multiplier for the year 2022/23 is 49.9p.

TERMS

The suites are available on 12 month licence agreements with rents starting from just £700 per calendar month. All rents are inclusive of legal fees, buildings insurance and maintenance, broadband connection, car parking, window cleaning and daily cleaning of public areas. A 2-month rent deposit is payable upon first occupation, and 3-months notice is required to terminate the agreement.

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

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.