

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Suite 2, First Floor, Epps Building, Bridge Road,
Ashford, Kent, TN23 1BB



FIRST FLOOR OFFICE ACCOMMODATION

TO LET

- 1,266 sq.ft.
- Car Parking
- Immediate Availability
- New lease available

Rent: £15,200 per annum + 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

The Epps Building is located on the north-western side of Bridge Road, just south of its junction with Godinton Road and the A28 (Tank) roundabout which is the junction of Chart Road with Templar Way. This site is located approximately half a mile west of Ashford town centre, not far from 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 first-floor office accommodation totalling 1,266 sq. ft. comprises an open plan office with glass partitions to create a manager's office and boardroom. There is also a separate tea point/small storeroom.

The accommodation has been finished to a good standard with suspended ceiling, Category II lighting, data cable points, plenty of wall sockets, air conditioning and benefits from Fibre internet and plenty of natural daylight. The office also benefits from its own WCs with built in speaker system, which are finished to a high standard.

Externally there is a reasonable amount of car parking.

ACCOMMODATION

Office 1,266 sq.ft.
Plus WCs

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises has a rateable value of £9,200.

Small Business Rate Relief is available for eligible tenants. The uniform business rate multiplier for the year 2021/22 is 49.9p.



TERMS

The premises are available by way of a new IRI lease, the terms of which are negotiable. The rent to be £15,200 per annum plus VAT. There is also a service charge to include cleaning of common parts, lighting, heating, water, electric, maintenance, and security.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises has been assessed as 74 (Band C). Full report 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.