

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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www.staffordperkins.co.uk

Ground Floor Offices, Shottenden Manor Farm Westwell, Ashford, Kent TN25 4JR

what3words location: ///ferrying.tribal.safari



RURALLY LOCATED OFFICE SUITES

TO LET

- Circa 400 sq.ft. plus Kitchenette & WC
- Immediate availability
- 4 Car parking spaces
- New Lease available

Rent Sought: £6,500 per annum

STAFFORD PERKINS

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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 ground floor office suite is located within the heart of Shottenden Manor Farm which can be found at the end of an attractive farm access road lying on the southern side of Westwell Lane/Tumbledown Hill which effectively links the village of Westwell with the edge of Kennington/Ashford, approximately 3 miles north-west of Ashford town centre. This is a remote and relaxed working environment.

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 ground floor office suite is entirely self-contained and has its own kitchen and WC facilities. The office space is open plan and benefits from skirting trunking, Category II lighting and double glazed windows. Central heating is via a gas-fired boiler.

Externally there are four car parking spaces and we are advised that superfast broadband is connected to the office suite.

ACCOMMODATION

Office	398 sq.ft.
Kitchen	33 sq.ft.
Plus WC	

SERVICES

Mains water, electricity and gas are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £3,900.

The uniform business rate multiplier for the year 2022/23 is 49.9p. It is likely that any potential occupier would benefit from Small Business Rate relief.



TERMS

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. The rent to be £6,500 per annum. The landlord will make separate charges for services as consumed, on a pro-rata basis along with a contribution towards the reinstatement insurance. A tenant will be responsible for business rates and telecoms.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed at 55 (Band C). Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

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.