

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street  
Ashford  
TN24 8LR

Ground Floor, The Granary, Penstock Hall Farm,  
Canterbury Rd, East Brabourne TN25 5LL

W3W: [shrub.goofy.unfounded](http://shrub.goofy.unfounded)



**RURALLY LOCATED OFFICE ACCOMMODATION**

**TO LET**

- High Quality Finish
- Generous Car Parking
- Room 2 - 848 sq.ft. and Room 3 - 189 sq.ft
- Well established Rural Office Complex

**Rent: £13,500 sq.ft. (2) and £3,500 sq.ft (3) per annum exclusive**

**STAFFORD PERKINS**

11 Park Street, Ashford, Kent TN24 8LR

Tel: (01233 613900) [www.staffordperkins.co.uk](http://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 Granary forms part of the Penstock Hall Farm rural office complex on the northern side of Canterbury Road in the hamlet of East Brabourne. The village is located about 4 miles from Junction 10 of the M20 and 5 miles east of Ashford.

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 former agricultural grain store has been comprehensively refurbished to provide office accommodation on ground and first floors. The available accommodation is on the ground floor and comprises Room 2, being 848 sq.ft. and Room 3, being 189 sq.ft.

The rooms are attractively finished with many exposed beams and architectural steel features. They are finished to a high specification, having Category II lighting augmented by natural daylight and spotlights. There is oil fired central heating, double glazing, perimeter skirting trunking and a quality carpet finish.

Externally there is generous hard standing for car parking, with at least four spaces being available with this accommodation.

## ACCOMMODATION

Room 2: 848 sq.ft.

Room 3: 189 sq.ft.

Plus separate shared WC and kitchen facilities.

## SERVICES

Mains water and electricity are connected.

## BUSINESS RATES

The Rateable Value for Room 2 is £10,000 from 1<sup>st</sup> April.

The Rateable Value for Room 3 is £2,850 from 1<sup>st</sup> April.

The uniform business rate multiplier is 49.9 for the year 2023/24.

## TERMS

The premises are available by way of fully repairing and insuring leases, the terms of which are negotiable.

The rent to be £13,500 p.a. for Room 2 and £3,500 p.a. for Room 3.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 78 (Band D)

Full certificate and report available on 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](http://www.commercialleasecodeew.co.uk)

