

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 1 & 2, Eden Business Centre

Ashford, Kent TN23 7RS

W3W: film.pushed.grin



SELF-CONTAINED OFFICE BUILDING CAPABLE OF SUB-DIVISION

TO LET/FOR SALE

- Circa 3,400 sq.ft. approximately (could be split)
- 15 car parking spaces
- Availability Q4 2023
- Central Location – close to railway station

Rent: £52,000 p.a. or Offers in Excess of £575,000

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

Eden Business Centre is located on the northern side of South Stour Avenue just east of its junction with Beaver Road, a little under a ¼ of a mile south of Ashford town centre.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

Units 1 & 2 are part of five similar units in a building of steel frame construction built in the early 1990s. On the ground floor each unit provides approximately 850 sq.ft. of accommodation with a similar amount on the first floor. Accessible from Unit 1 is some 300 sq.ft. of accommodation within the roof void. There are WC facilities in both units which could be split vertically once again. The upper floors are capable of being made self-contained if so required. The units are awaiting refurbishment following vacation by a long-term tenant and following which the standard of accommodation is expected to be far better having LED lights throughout, new decorations and carpeting and suspended ceilings. Externally there are approximately 15 car parking spaces within the car park for the sole use of units 1 & 2.

ACCOMMODATION

Unit 1

Ground Floor:	Office:	845 sq.ft.
First Floor:	Office:	850 sq.ft.
Second Floor:	Store:	324 sq.ft.

Unit 2

Ground Floor:	Office:	855 sq.ft.
First Floor:	Office:	850 sq.ft.
Total:		3,724 sq.ft.

SERVICES

All mains services are connected.

BUSINESS RATES

The premises are assessed as 'offices and premises and have a rateable value of £31,000. 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 sought is £52,000 per annum. Alternatively the freehold can be acquired with offers in excess of £575,000 being sought, although this is specification-dependent following refurbishment.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant in respect of a leasehold occupation. In the event of a freehold disposal each party will be responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE

The property was previously assessed as Band E with regard to its energy performance, scoring 106 on the scale devised by HMG. However this certificate expired in June of this year and the premises are currently awaiting a further assessment.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.