

Stafford Perkins

CHARTERED SURVEYORS

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2b and 2d Briar Close, Bramble Lane Wye, Ashford, Kent TN25 5HB

W3W: objecting.mothering.defeated



RURAL OFFICE SPACE

TO LET

- 2b = 525 sq.ft.
- 2d = 140 sq.ft.
- New Leases Available from January 2024.
- Adjacent to mainline station.

Rent: £7,500 and £1,500 per annum exclusive respectively.

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

Briar Close is situated on Bramble Lane in Wye, immediately to the north-east of Wye mainline railway station. Bramble Lane itself connects within a mile to the A28 Ashford to Canterbury trunk road, with Ashford being just under 5 miles to the south-west and Canterbury approximately 12 miles to the north-east.

The closest large town, Ashford, lies approximately four miles to the south-west. It is one of Kent's designated growth centres, which 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 (subject to availability) and London is some 38 minutes distant via HS-1.

DESCRIPTION

This is a relatively modern building providing three self-contained office suites on the ground floor with a further first floor office. Unit 2b on the ground floor provides 525 sq.ft of accommodation, whilst the first floor Unit 2d provides 140sq.ft. of accommodation. The office accommodation is open plan in nature and benefits from a reasonable level of natural daylight. Unit 2b benefits from its own kitchen sink/coffee point and there are shared WC facilities. The premises benefit from carpeting throughout and a suspended ceiling with Cat II lighting.

ACCOMMODATION

Unit 2b	525 sq.ft. Ground Floor
Unit 2d	140 sq.ft. First Floor
Plus Shared WCs.	

SERVICES

All mains services are connected.

BUSINESS RATES

The premises have rateable values of £4,600 (2b) and £910 (2d). The uniform business rate multiplier is 49.9p for the year 2023/24. 100% Small Business Rate Relief is available for qualifying tenants.

TERMS

The premises are available by way of new fully repairing and insuring leases, the terms of which are negotiable. The rent to be £7,500 per annum for Unit 2b and £1,500 per annum for Unit 2d. In addition a service charge is payable to cover the maintenance of common parts (currently set at £550.80 for 2b and £147.60 for 2d per annum), and tenants are responsible for the annual buildings reinstatement insurance premium.

LEGAL COSTS

Both parties' legal costs to be borne by the incoming tenant.

ENERGY PERFORMANCE CERTIFICATE

Unit 2b is assessed as having an Energy Efficiency Rating of 103 (Band E), whilst Unit 2d has a Rating of 100 (Band D). Full reports are 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 or through the website www.commercialleasecodeew.co.uk