

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

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Unit 6, The Glenmore Centre,
Orbital Park, Ashford, Kent TN24 0TL

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HIGH QUALITY BUSINESS UNIT

FOR SALE

- Total of 2,094 sq.ft. office accommodation
- Car Parking Spaces
- Immediate Availability

FREEHOLD: Offers in the region of £325,000.

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 property is located on Orbital Park close to Junctions 10 and 10a of the M20 motorway. Orbital Park is a strategic local, national and international location situated within the Channel Tunnel corridor and an area designated for significant commercial expansion. The Glenmore Centre itself is on Crowbridge Road, at the entrance to the park from the western side when approached via Newtown and the International Station.

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

This end-terrace business unit was completed just over 14 years ago and currently provides storage and office space on the ground floor and high-quality open plan office space on the first floor totalling a little over 2,090 sq.ft. These are very well-appointed offices fitted out with air conditioning, triple compartment skirting trunking and LED lighting. The Glenmore Centre itself is a scheme of some 27 units of steel portal frame construction, having micro-rib cladding with attractively glazed features.

ACCOMMODATION

Ground Floor	1,047 sq.ft.
First Floor	<u>1,047</u> sq.ft.
Total	2,094 sq.ft.

SERVICES

Mains gas, water telecom and 3 Phase electricity are connected to the premises.

BUSINESS RATES

The premises are currently assessed in multiple parts, giving rise to a total rateable value of £30,735.

However if the premises were to be assessed as a whole we believe the rateable value as workshop and premises will be in the region of £26,750. The uniform business rate multiplier for the year 2023/24 is 49.9p.



TERMS

The premises are available freehold with vacant possession upon completion.

Offers are sought in the region of £325,000.

Occupiers will pay a service charge for the upkeep and maintenance of the common areas of the development.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Unit 6 has been assessed as Band C, scoring 59 on the scale devised by HMG.

VIEWING

Strictly by appointment through Stafford Perkins.

Tel: 01233 613900.