

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Former Car Sales Office r/o Epps Building,  
Bridge Road, Ashford, Kent, TN23 1BB

W3W: [lied.nails.lights](http://lied.nails.lights)



**SELF CONTAINED LOCK-UP OFFICE WITH PARKING FOR 20 CARS**

**TO LET**

- 315 sq.ft.
- Self contained office with Kitchen/WC
- All inclusive rent
- Immediate Availability
- New lease available

**Rent: £12,000 per annum plus VAT**

STAFFORD PERKINS

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 Epps Building is located on the north-western side of Bridge Road, just south of its junction with Godinton Road and the A28 (Tank) roundabout which is the junction of Chart Road with Templar Way. This site is located approximately half a mile west of Ashford town centre, not far from Junction 9 of the M20 motorway.

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 self-contained office building comprises of just under 320 sq ft of office accommodation and has its own kitchen and WC facilities and benefits from laminate flooring, dado trunking with data cable points, recessed spot lighting, air conditioning and alarm system. There is car parking to the front for approximately 20 vehicles and external storage to the side of the building.

## ACCOMMODATION

Office 315 sq. ft.  
Including Kitchen and WC

## SERVICES

Mains electricity and mains water are connected to the premises.

## BUSINESS RATES

The premises have a rateable value of £5,000. Small business rate relief is available for qualifying tenants. The uniform business rate multiplier for the year 2024/25 is 49.9p.

## TERMS

The premises are currently available on a new lease, the terms of which are negotiable. The rent to be £12,000 per annum plus VAT.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not need as the premises is too small.

## 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)

