

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

Unit 1, Eden Business Centre  
Ashford, Kent TN23 7RS

W3W: [film.pushed.grin](https://film.pushed.grin)



**SELF-CONTAINED OFFICE BUILDING CAPABLE OF SUB-DIVISION**

**TO LET**

- Circa 1,695 sq.ft. approximately (could be split)
- 7 car parking spaces
- Availability Q3 2024
- Central Location – close to railway station

**Rent Sought: £25,500 per annum**

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

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

Unit 1 is effectively mid-terraced in a block of five similar units constructed around 1990. Originally providing workshop accommodation on the ground floor with offices over it has been converted over the years to provide 100% office accommodation. There are WC facilities on both ground and first floor, and accordingly the premises could be split as there is an externally accessible staircase to the first floor. The premises are undergoing an extensive refurbishment and upon completion will be freshly decorated, newly carpeted and benefit from LED lights. Externally there are seven car parking spaces available.

## ACCOMMODATION

### Unit 1

Ground Floor:	Office:	845 sq.ft.
First Floor:	Office:	850 sq.ft.
Total:		1,695 sq.ft.

## SERVICES

All mains services are connected.

## BUSINESS RATES

The premises will be re-assessed upon completion of the refurbishment; however it is anticipated that the Rateable Value will be in the order of £15,000. 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 £25,500 per annum.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The property is assessed as Band C with regard to its energy performance, scoring 60 on the scale devised by HMG.

## VIEWING

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