

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Williamson House, Wotton Road,
Ashford, Kent TN23 6LW

W3W: shell.normal.limit



SERVICED OFFICE PREMISES

TO LET

- Individual suites available
- Suites from 105 sq.ft.
- Good car parking
- Flexible licence agreements

Rent: from £199 per calendar month Plus VAT.

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

Williamson House is on the western side of Wotton Road, just north of its junction with Austin Road in the heart of the Kingsnorth Industrial Estate. The site is approximately 1½ miles south of Ashford town centre and is close to the Southern Orbital road which gives direct access to Junctions 10 and 10A 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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

Williamson House was substantially redeveloped in the 1980s and further refurbished in the early 2000s. The building now provides a number of serviced office suites of varying sizes, many capable of sub-division or interconnectivity and so able to provide a totally flexible working space. The specification includes suspended ceilings, Category II lighting, and double glazing and a central hub provides shared kitchen and WC facilities.

AVAILABLE ACCOMMODATION

GROUND FLOOR			
Suite	Size (Sq.ft.)	Rent p.c.m.	Rateable Value
18	105	£199	£1,100*
19	157	£313	£1,200*
20	200	£399	£1,000*
FIRST FLOOR			
Suite	Size (Sq.ft.)	Rent p.c.m.	Rateable Value
8	222	£399	£2,500
10	301	£650	£3,150

* This is the latest available assessment – may need to be re-assessed upon occupation.



SERVICES

All main services are connected to the premises.

BUSINESS RATES

See rateable values for individual suites above.

The uniform business rate multiplier for the year 2024/25 is 49.9p. Small Business Rate Relief is available for qualifying occupiers.

TERMS

The premises are available by way of flexible licence agreements for a minimum term of three months at the rents shown above. Each tenant is responsible for their own business rates and telecom costs.

ENERGY PERFORMANCE CERTIFICATE

Williamson House has an energy efficiency rating of 71 (Band C).

Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.