

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

Unit 16 The Glenmore Centre  
Orbital Park, Ashford, TN24 0TL

W3W/// [limit.relax.march](http://limit.relax.march)



**INDUSTRIAL/OFFICE PREMISES**

**TO LET**

- 1,200 sq.ft.
- B1/B8 use
- Immediate Availability

**Rent: £15,000 per annum exclusive**

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 Glenmore Centre is located on Orbital Park close to Junction 10 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 mid-terrace unit provides accommodation on ground and first floors of a little under 1,200 sq.ft. The ground floor provides approximately 831 sq.ft. and includes WC facilities. The mezzanine/first floor provides 368 sq.ft. of open plan office accommodation.

## ACCOMMODATION

	<u>Unit 16</u>
Ground Floor	831
First Floor	<u>368</u>
Total:	1,199

## SERVICES

Mains gas, water, telecom and 3-phase electricity supply are connected.

## BUSINESS RATES

The premises are assessed at a rateable value of £12,250. The uniform business rate multiplier for the year 2024/25 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 to be £15,000 per annum.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

Unit 16 previously had an EPC rating of 69 and fell within Band C of the HM Govt EPC rating scale. A new assessment is awaited and the full EPC certificate and recommendation report will be available at <https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?postcode=TN24+OTL>

## 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)

