

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

TN24 8LR

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

## Suite A & Suite B, First Floor, Pluto House Station Road, Ashford Kent TN23 1PP

**W3W/// dart-dating-income**



**CENTRALLY LOCATED OFFICE ACCOMMODATION**

**TO LET**

- First floor
- 1,449 sq. ft. – 3,204 sq. ft.
- Immediate availability
- Lift access
- Close to Ashford International passenger station
- 2 car parking spaces per suite

**Rent Sought: £17,500 - £38,500 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

Pluto House is located on the eastern side of Station Road (A2042) directly opposite the junction with St John's Lane. The property is close to the centre of Ashford and only a few minutes' walk north of Ashford International passenger station which can give direct access to northern continental Europe via Eurostar, and London via HS-1 in only 38 minutes. Ashford, one of Kent's designated growth centres, has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located in the county benefitting from a fine communications network via the A20/M20 and five mainline railways.

## DESCRIPTION

These recently refurbished first floor premises benefit from a ground floor entrance with lift. The suites both have a large open plan office and a meeting room with shared kitchen and WC facilities and onsite parking for 2 cars per suite. The suites benefit from suspended ceilings, concealed lights, skirting trunking, good quality carpets and natural light to both the front and the rear.

## ACCOMMODATION

Suite A 1,755 sq.ft. (163.2 sq.m.)

Suite B 1,449 sq.ft. (134.6 sq.m.)

Plus shared WC and kitchen facilities

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The premises are assessed at a rateable value of £18,750 for Suite A and £14,750 for Suite B, the uniform business rate multiplier for the current year being 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The premises were previously assessed as a Band B, having a rating of 34 in the system devised by HMG but has expired and is being re-assessed.

## TERMS

The premises are available by way of new IRI leases, the terms of which are negotiable, however a rent in the order of £38,500 per annum plus VAT is being sought for both suites or £21,000 per annum plus VAT for Suite A or £17,500 per annum plus VAT for Suite B. A service charge is payable to cover common areas such as heating, lighting and cleaning and this is estimated to be approximately £5 per sq. ft. p.a. at the current time.

## LEGAL COSTS

Each party are to pay their own legal fees.

## 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.

## 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)

