

Stafford Perkins

CHARTERED SURVEYORS

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Unit 2 Offices, Briar Close, Bramble Lane Wye, Ashford, Kent TN25 5HB

W3W: objecting.mothering.defeated



RURAL OFFICE SUITES

TO LET

- Three ground floor suites of 525 sq.ft. each.
- First floor suite 140 sq.ft.
- New Leases Available from late summer 2025.
- Adjacent to mainline station.

Rents: £7,500 p.a. and £1,500 p.a. exclusive.

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

Briar Close is situated on Bramble Lane in Wye, immediately to the north-east of Wye mainline railway station. Bramble Lane itself connects within a mile to the A28 Ashford to Canterbury trunk road, with Ashford being just under 5 miles to the south-west and Canterbury approximately 12 miles to the north-east.

The closest large town, Ashford, lies approximately four miles to the south-west. It is one of Kent's designated growth centres, which currently has a population of approximately 100,000 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 (subject to availability) and London is some 38 minutes distant via HS-1.

DESCRIPTION

This is a relatively modern building providing three self-contained office suites on the ground floor with a further first floor office. Units 2a, 2b and 2c on the ground floor each provide 525 sq.ft of accommodation, whilst the first floor Unit 2d provides 140sq.ft. The office accommodation is open plan in nature and benefits from a reasonable level of natural daylight. Unit 2b benefits from its own kitchen sink/coffee point and there are shared WC facilities. The premises benefit from carpeting throughout and a suspended ceiling with Cat II lighting. The building is undergoing refurbishment at the moment and will be ready mid to late summer 2025.

ACCOMMODATION

	Sq.ft.		Rateable Value:
Unit 2a	525 sq.ft.	Ground Floor	£4,100.00
Unit 2b	525 sq.ft.	Ground Floor	£4,600.00
Unit 2c	525 sq.ft.	Ground Floor	£4,200.00
Unit 2d	140 sq.ft.	First Floor	£ 910.00
Plus Shared WCs.			

SERVICES

All mains services are connected.

BUSINESS RATES

The premises' rateable values are shown above. The uniform business rate multiplier is 49.9p for the year 2024/25. 100% Small Business Rate Relief is available for qualifying tenants.

TERMS

The premises are available by way of new fully repairing and insuring leases, the terms of which are negotiable. The rent to be £7,500 per annum for each of the ground floor suites and £1,500 per annum for Unit 2d. In addition a service charge is payable to cover the maintenance of common parts (currently set at £490 for each of the ground floor units and £135 for 2d per annum), and tenants are also responsible for the annual buildings reinstatement insurance premium. A discount could be available if multiple units are taken.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The units currently have EPC ratings of D (2a); E (2b); C (2c); and D (2d) but these are expected to improve following the current works of refurbishment. Full reports are available upon request.

VIEWING

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