



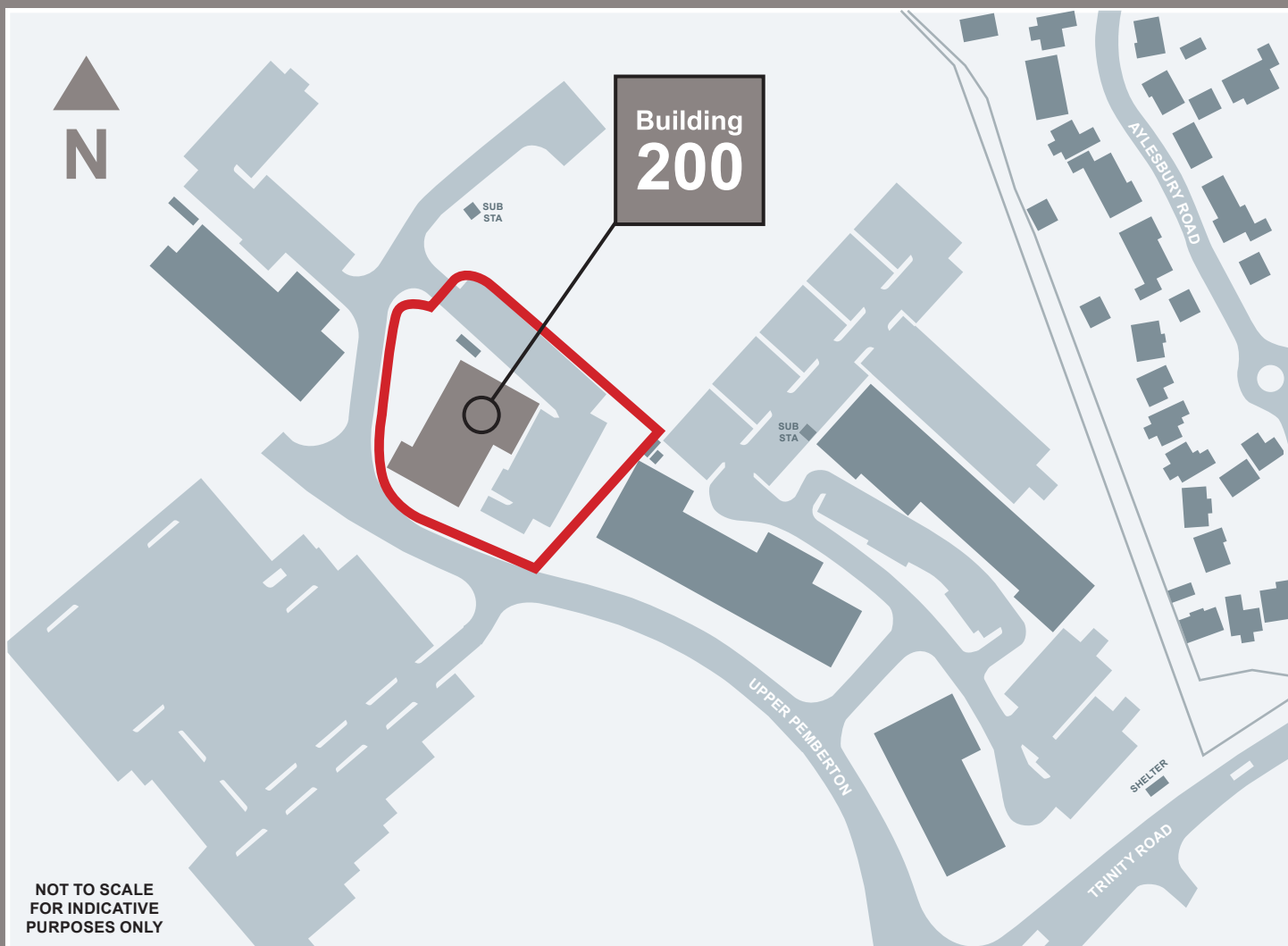
## 200 Eureka Park, Ashford Office

- Modern Office Investment, held on a long ground lease
- Attractive 10.5% yield\* (\*NIY based on 6.5% purchaser's costs)
- Let to the exceptional covenant of EDF Energy Nuclear Generation Limited
- Excellent out of town business park



## Location

- Ashford offers fast access to central London
- Train - 49 Minutes to London St Pancras - Fast & Frequent Trains
- Car - Junction 9, M20 1 miles / 5 minutes distance
- Mature business park
- Local community shopping centre 5-minute walk



# MODERN OFFICE INVESTMENT

200 Eureka Park, Ashford, Kent TN25 4AZ



Eureka Business Park is an established business park, located 2.5 miles northwest of Ashford town centre and 1 mile north-west of Junction 9 of the M20 motorway.

Ashford, one of Kent's fastest growing towns, has a population of approximately 132,700 inhabitants. The town is centrally located within the county, benefitting from a fine communication network via the A20/M20 and 5 mainline railways.

Ashford International Train Station gives high speed train direct access to St Pancras, London.

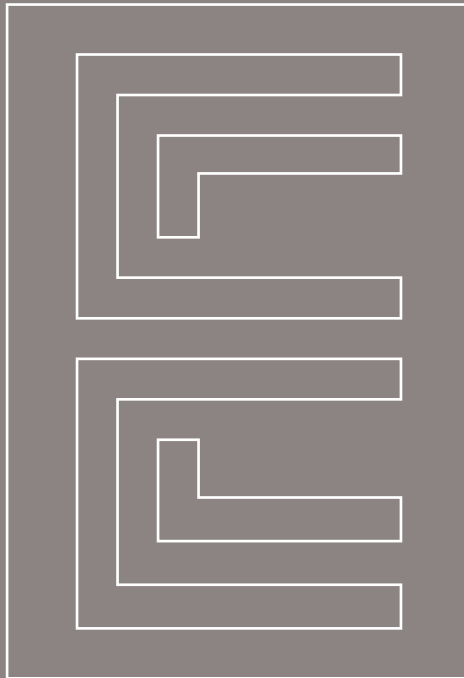






# MODERN OFFICE INVESTMENT

200 Eureka Park, Ashford, Kent TN25 4AZ



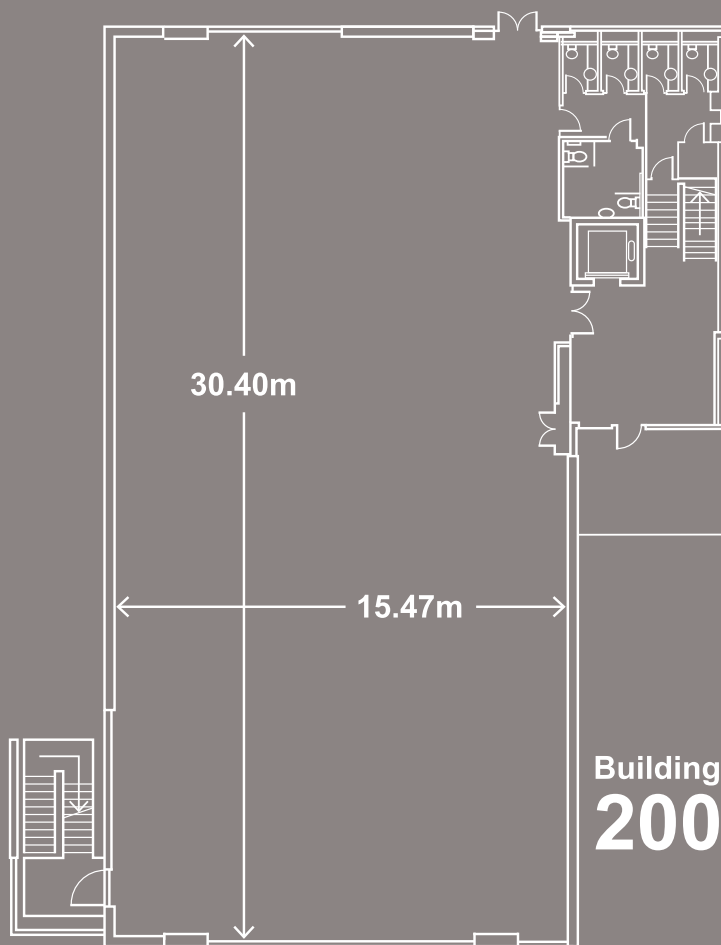
## Property Description

Sitting in an elevated position, this two-storey self-contained office building was constructed in 2012 to provide a high specification environment with air conditioning. Positioned on a site of 0.75 acres the space comprises a little over 10,300 Sq. Ft of built accommodation.

The offices have the benefit of:

- VRV electric -only air conditioning
- Built 2012
- Raised access flooring with 150mm clear void,
- Suspended ceilings throughout with LG3 light fittings
- 8-person passenger lift
- WCs on both floors
- Staff canteen on ground floor
- 39 car parking spaces
- Electric car charging points available
- Overflow car parking
- EPC rating of 'B'; which can be easily improved via installing LEDs
- One mile to Junction 9 of M20
- Would suit splitting floor by floor, or part floor

The property is EDF's established regional office



Indicative Floor Plan





## Accommodation

Two storey office building

Floor	Sq. Metres	Sq. Feet
Ground	643.42	5,365
First	466.47	5,039
Total	1,109.89	10,313

Based on NIA

## Ground Lease

The property is held on a ground lease on the following basis:

- Expires: 2160
- Current Rent: £50 Per Annum

## Occupational Lease Details

- Current Rent: £223,542
- £21.68 per Sq. Ft.
- Expires: August 2027

## Pricing

- Offers in the region of £2 Million plus VAT (£206.53 per sq ft) are sought reflecting an NIY of 10.5%. Sold as a TOGC.

## Tenant

EDF Energy Nuclear Generation Limited.  
Viewed as an exceptionally strong tenant.

## Local Market

Orbital House in Ashford, a 12,000 Sq Ft office, recently sold for £2.4m with vacant possession, before refurbishment. This reflects £200 Per Sq Ft for a similarly aged and specified property demonstrating the underlying value of the property on offer.

## AML (Anti Money Laundering)

To comply with AML regulations any purchaser will require to confirm their identity and the source of their funding. Background AML checks may be conducted.

## Viewings

Strictly by appointment only.  
Please do not attend the property unannounced as this is a secure building. Viewings should be arranged via the joint agents.



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May 2025