

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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140 Upper Pemberton, Eureka Park
Ashford, Kent TN25 4AZ

W3W: bolsters.incensed.dance



MODERN OFFICE UNIT WITH PARKING

FOR SALE

- 4,246 sq.ft.
- 16 Car Parking Spaces
- Lift to first floor
- Close Proximity to Junction 9 of M20

FOR SALE: Offers in the region of £1.18m 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

Upper Pemberton is located on the north-western side of Trinity Road (A251), approximately 1km due north of Junction 9 of the M20 on the northern side of Ashford.

Ashford, one of Kent's designated growth centres, 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 and London is some 38 minutes distant via HS-1.

DESCRIPTION

140 Upper Pemberton is a mid-terraced office building providing some 4,400 sq.ft. of accommodation over ground and first floor. It has been finished to a very high specification, having raised access flooring, suspended ceilings, LED lighting and benefitting from lift access along with male and female WC facilities.

The building has an attractive brise soleil feature to the southern elevation and overall provides top class office accommodation. The ground floor is currently configured to provide gym facilities along with separate male and female changing areas with showers in both.

The first floor provides open plan office accommodation along with a kitchen facility.

Externally there are some 16 car parking spaces available.

ACCOMMODATION

Ground floor	2,102 sq.ft.
First floor	2,144 sq.ft.
Plus WCs.	

SERVICES

All mains services are connected to the premises.

BUSINESS RATES

The premises will need to be re-assessed upon separation from the adjoining unit and it is anticipated that the Rateable Value will be in the order of £76,600. The uniform business rate multiplier for the year 2024/25 is 54.6p.

TERMS

The property is held on a long leasehold basis having 135 years unexpired. Offers are being sought for this interest in the region of £1.18m (one million, one hundred and eighty thousand pounds) plus VAT. In addition an estate service charge is payable to cover the cost of maintenance and security of common parts. This is currently charged at approximately £2,600 per quarter.

LEGAL COSTS

Each party to be reasonable for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 30 (Band B). The Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/> by searching the postcode TN25 4AZ.

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

