

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Unit 3 Oak Trees Business Park The Courtyard, Orbital Park Ashford, Kent TN24 0SY



**1,800 sq.ft. WORKSHOP/WAREHOUSE/OFFICE UNIT**

### **TO LET**

- 933 sq.ft. 1<sup>st</sup> Floor Office
- 933 sq.ft. workshop/storage
- All mains services connected
- Immediate Availability
- Upper Floor windows
- New lease available

**Rent: £23,000 per annum exclusive plus VAT**

STAFFORD PERKINS

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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 Oak Trees Business Park is located to the rear of the Orbital Business Park on the south side of Ashford some two miles from Junction 10 and 10A of the M20 motorway.

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-terraced unit is of steel portal frame construction clad in microrib insulated steel profiled cladding to upper elevations and roof. The first floor provides good quality office accommodation of some 933 sq.ft. benefiting from suspended ceilings, LED lighting, double glazed windows and air conditioning configured in an open plan format. The ground floor currently provides a board room, staff room and storage accommodation totalling 933 sq.ft. These could be retained if required but our client is willing to remove to provide open storage accommodation having a clear height of some 8ft 2in. There are ladies and gents WC facilities on the ground floor.

## ACCOMMODATION

Ground floor:	Workshop/Storage	933 sq.ft.
First floor:	Offices	933 sq.ft.

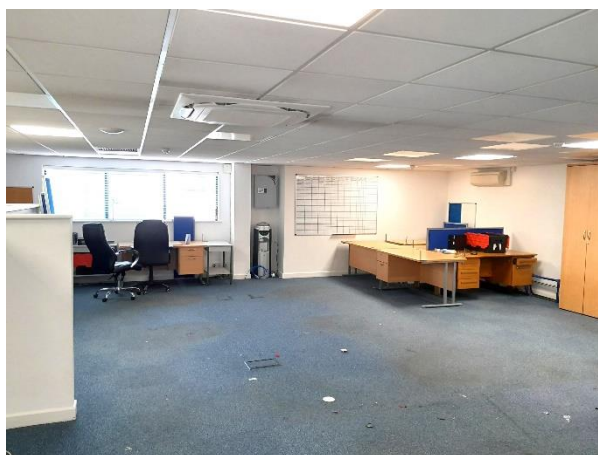
## SERVICES

All main services including 3-phase electricity are connected to the premises.

## BUSINESS RATES

The premises are described as 'warehouse and premises' and have a rateable value of £24,500.

The uniform business rate multiplier for the year 2025/26 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 £23,000 per annum exclusive, plus VAT.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency rating of 43 (Band B). Full certificate and report available at <https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?postcode=TN24+0SY>

## 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 prospective tenants.