

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Ground Floor Offices, Unit 8,
The Oak Trees Business Park, Orbital Park, TN24 0SY



MODERN GROUND FLOOR OFFICES

TO LET

- 512 sq.ft.
- All Main Services
- Immediate Availability
- New lease available

Rent: £6,750 per annum 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

The Oak Trees Business Park is located towards the western end of Orbital Business Park just south of Junction 10 of the M20, approximately ¾ mile south east of Ashford town centre. Ashford is centrally located within the County and benefits from a fine communications network via the A20/M20 and five mainline railways. It 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 and following completion of the CTRL, London is some 38 minutes distant by HS1. The Orbital Business Park is a thriving and established centre of commerce.

DESCRIPTION

This is a courtyard development comprising two terraces of steel framed units being finished to a high standard in insulated micro-rib steel cladding. Unit 8 is a mid-terraced unit with ground floor offices totalling just over 500 sq.ft. The offices are well-presented and fully carpeted throughout and benefit from perimeter trunking, LED light panels and air conditioning. There are shared WC and kitchen facilities on the ground floor. There is one parking space to the front of the unit and another space may be available close by.

ACCOMMODATION

Ground Floor:	Office:	288 sq.ft.
	Office	<u>224 sq.ft.</u>
		512 sq.ft.

Plus Shared kitchen & WC

Externally: One car parking space to the front.

SERVICES

All main services are connected to the premises.

BUSINESS RATES

The offices have a combined rateable value of £9,250.

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 £6,750 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 60 (Band C). Full copy of the certificate and recommendation report can be found at <https://find-energy-certificate.digital.communities.gov.uk/>

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.

