

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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Unit 5 Oak Trees Business Park, The Courtyard, Orbital Park, Ashford TN24 0SY



WORKSHOP/WAREHOUSE/OFFICE UNIT

TO LET

- Ground Floor 1,000 sq.ft. + 723 sq.ft. mezzanine
- New Lease Available, immediate occupation
- Upper floor windows

Rent: £22,000 per annum exclusive 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 to the rear of the Orbital Business Park on the south side of Ashford some 2 miles from Junction 10 of the M20.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 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 micro-rib insulated steel profiled cladding to upper elevations and roof. It has an eaves height of some 18' although a mezzanine floor has now been fitted throughout which provides something in the order of 723 sq.ft. of additional accommodation in total comprising mainly offices with some further storage. On the ground floor are W.C. facilities along with a small reception area.

ACCOMMODATION

Ground Floor	Workshop/Warehouse	1,000 sq.ft.
First Floor	Office	219 sq.ft.
	Office	115 sq.ft.
	Office	106 sq.ft.
	Boardroom/Office/Store	96 sq.ft.
	Store	187 sq.ft.

SERVICES

All mains services including a 3-phase electrical supply are connected.

BUSINESS RATES

The rateable value is £17,750.

The uniform business rate multiplier is 49.9p for the year 2025/26.

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 £22,000 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy efficiency rating of 77 (Band D)

Full certificate and report available on request.

VIEWING

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

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

