

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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

## First Floor Office Unit 9 The Oak Trees Business Park Orbital Park, Ashford, Kent TN24 0SY



### FIRST FLOOR OFFICE SUITE TO LET

### TO LET

- 982 sq.ft.
- Shared access kitchen and WCs
- New lease available/Immediate Availability
- Two car parking spaces

**Rent Sought: £1,750 per calendar month 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 Orbital Business Park on the south side of Ashford some 2 miles from Junction 10 and 10A of the M20 motorway. Ashford is centrally located within the County and benefits from a fine communications network via the A20/M20 and five mainline railways.

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

Unit 9 is a mid-terraced unit within the Oak Trees scheme, the first floor comprising a little under 1,000 sq. ft. of office accommodation. It is accessed via a shared entrance in Unit 8 and the kitchen and WC facilities are within that unit, shared with the landlord and another tenant. The office suite benefits from suspended ceiling, LED lights and air conditioning along with perimeter skirting trunking and raised floor sockets. There is glazing to front and rear elevations and whilst the office is primarily open plan, there is a timber and glazed meeting room within it. The unit benefits from 2 parking spaces externally.

## ACCOMMODATION

Office Accommodation 982 sq.ft. (91.2 sq.m)

## SERVICES

All main services are connected to the building and electricity is via a shared supply.

## BUSINESS RATES

The premises are assessed as "office space" at a Rateable Value of £17,250, the uniform business rate multiplier for the year 2025/26 being 49.9p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent of £1,750 per calendar month plus VAT is being sought, to be inclusive of everything except Business Rates and telephone/internet.

## 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 46 (Band B). 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.

## 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.