

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Suite 3, Ground Floor, Henwood Pavillion,
Ashford, Kent TN24 8DH

W3W: /// rounds.folds.amber



Prominently Located Ground Floor Office Suite

TO LET

- Ground floor
- 485 sq. ft.
- 3 allocated car parking spaces
- Immediate availability
- Walking distance of Ashford International Passenger Station

Rent Sought: £10,000 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

Henwood Pavillion is located on the north-eastern side of Hythe Road (A292), immediately south of its junction with Henwood Road at the southern end of Mace Lane. This is some 500 yards due east of Ashford town centre and Junctions 10 and 10a of the M20 Motorway are only some 2 km south-east of the offices.

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, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station can give direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

DESCRIPTION

Henwood Pavillion, constructed in the 1990s, provides modern good quality office accommodation, having a prominent location with generous car parking. This ground floor office suite, extending to 485 sq. ft. benefits from a suspended ceiling, LED lights, good natural glazing and its own external entrance door along with internal access to common facilities, WCs etc. This suite benefits from raised floors, central heating and a high standard of decorative finish. There is currently a glazed partitioned rear office area.

ACCOMMODATION

Suite 3 Ground Floor 485 sq. ft.

SERVICES

Mains water, gas and electricity are connected to the premises.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as being a Band C, having a rating of 71 in the system devised by HMG. Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>



BUSINESS RATES

The premises are assessed at a Rateable Value of £6,200, the uniform business rate multiplier for the current year being 49.9p. This will benefit from Small Business Rate Relief to qualifying occupiers.

TERMS

The premises are available by way a new fully repairing and insuring lease, the terms of which are negotiable however, rent in the order of £10,000 per annum plus VAT is being sought. There is a service charge to cover buildings insurance, electricity, heating, water and cleaning of common parts, being approximately £350 per calendar month. A three-month rent deposit will be required.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the agents 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 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.