

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

Unit 25 Old Surrenden Manor, Bethersden,  
Ashford, Kent, TN26 3DL



## WELL PRESENTED OFFICE ACCOMMODATION WITHIN SMALL COMPLEX TO LET

- 334 sq.ft.
- Car parking available
- Immediate Availability
- £333 per calendar month

**Rent: £4,000 per annum plus VAT**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

This property is located within the Old Surrenden Manor Business Estate which is on the southern side of Old Surrenden Manor Road, around 1 mile west of the Ashford Road (A28) and approximately 5 miles south west of Ashford Town Centre.

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 former oast has been converted into office accommodation and provides 334 sq. ft in total which is split into two rooms. The roundel office provides approximately 195 sq. ft. of accommodation, providing a light and airy feel due to the high ceiling, which is a particular feature. To the rear is an office of just under 140 sq. ft. The premises benefits from spotlights, plenty of power sockets and laminate timber flooring. It has previously been utilised as a guitar showroom/office and would now lend itself to another small business requiring office space, or perhaps a small showroom. There is parking available within the courtyard area, which is shared with the other tenants on the estate. Please note – no water supply is connected to this property but it has its own separate WC across the courtyard.

## ACCOMMODATION

Roundel office: 195 sq.ft.  
Office: 139 sq.ft.  
Total: 334 sq.ft.



## SERVICES

Mains electricity is connected to the premises and there is an EV charging point. Full fibre broadband connection. No water. There is a separate locked WC across the courtyard.

## BUSINESS RATES

The premises are described as 'Office and premises' and have a rateable value of £3,000. The uniform business rate multiplier is currently 49.9p, reducing to 43.2p for the year from 1<sup>st</sup> April 2026. Small Business Rate Relief will be available for eligible occupiers.

## TERMS

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. The rent to be £4,000 per annum plus VAT.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Efficiency Rating of 69 (Band C). Full certificate and recommendation report available on request.

## 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 tenants.