

## Unit 14 Highpoint Business Village Henwood, Ashford, Kent TN24 8DH

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**OFFICE INVESTMENT OPPORTUNITY  
CLOSE TO TOWN CENTRE WITH PARKING  
FOR SALE**

- Current passing rent - £23,000 per annum
- Circa 1,700 sq.ft.
- Two separate tenants
- Modern Construction

**Offers Sought: In the region of £285,000**

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 immediately on the right hand side as you enter the business village, which comprises of 15 units built in 1989 and situated on the Henwood Industrial Estate approximately half a mile east of Ashford town centre, mid-way between junctions 9 & 10 of the M20 motorway.

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 is a modern two storey purpose-built office building providing an attractive working environment totalling some 1,700 sq.ft.. The ground floor, providing approximately 840 sq.ft. of accommodation has recently been refurbished and is now occupied by a medical practitioner, whilst the first floor, totalling some 860 sq.ft. is occupied by a travel agent. There is a shared entrance area and disabled compliant WC on the ground floor, with further WC facilities on the first floor.

Externally there are approximately six car parking spaces allocated to the premises.

## ACCOMMODATION

Ground Floor Offices	840 sq.ft.
First Floor Offices	<u>861 sq.ft.</u>
Total:	1,701 sq.ft.
Plus WCs.	

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

The ground floor currently has a rateable value of £10,000, rising to £12,500 on 1<sup>st</sup> April 2026 whilst the first floor has a current rateable value of £9,900, rising on 1<sup>st</sup> April to £12,250.

The uniform business rate multiplier for the year 2026/27 is 43.2p.

## LEASE INFORMATION

The ground floor has just been let on a new 15 year FRI lease to Elite Community Ultrasound Ltd at £12,000 per annum subject to five-yearly rent reviews.

The first floor is let to All of America Ltd on a 5 year lease expiring in December this year at a passing rent of £11,000 per annum. It is anticipated that this tenant will enter into a new 2 year lease, subject to a rolling six-month break clause operable after month 6, at a rent of £11,000 per annum.

## TERMS

The freehold interest of the premises subject to the above leases is being offered, with offers sought in the region of £285,000. It is not thought that VAT is applicable to the sale.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 89 (Band D). Full certificate and recommendation report available on request.

## VIEWING

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

