

Ground Floor, Seabrooke House, Church Road Ashford, Kent TN23 1RD

W3W: forget.traded.moods



GROUND FLOOR OFFICE ACCOMMODATION

TO LET

- Circa 520 sq.ft.
- Within Shared Building
- One Parking space available
- Close to Town Centre

Rent Sought: £7,500 per annum.

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

Seabrooke House is located on the eastern side of Church Road, nearly opposite its junction with Queen Street approximately yards south-east of Ashford town centre. This is a central location within the historic market town of Ashford, one of Kent's designated growth centres which 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 detached brick building under a slate roof provides accommodation on ground, first and second floors. There is currently surplus accommodation on the ground floor totalling a little under 520 sq.ft. in three separate rooms with their own WC and kitchen facilities.

Our clients, the Citizens' Advice Bureau, operate from the remainder of the building and whilst there is a shared entrance this suite does benefit from its own separate side entrance if required.

Externally there is one car parking space available with this accommodation.

ACCOMMODATION

| | | |
|---------------|----------------|-------------------|
| Ground Floor: | Rear Office | 250 sq.ft. |
| | Rear Office | 129 sq.ft. |
| | Interview Room | <u>141 sq.ft.</u> |
| Total: | | 520 sq.ft. |

SERVICES

All main services are connected to the building.

BUSINESS RATES

This suite will require a fresh rating assessment which will entitle the majority of qualifying occupiers to Small Business Rate Relief – further information on request.

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

TERMS

The premises are available by way of a new internal repairing and insuring sub-lease, the terms of which are negotiable. A rent in the order of £7,500 per annum is being sought.

LEGAL COSTS

The ingoing tenant to be responsible for our client's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 103 (Band E).

Certificate and Report can be viewed 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 tenants.