

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

## Unit 2 The Glenmore Centre

### Moat Way, Orbital Park, Ashford, Kent TN24 OTL

W3W: pounds.retail.issue



## HIGH QUALITY BUSINESS UNIT

### TO LET

- 1,981 sq.ft. over ground and first floor
- Allocated car parking
- Immediate availability

**Rent sought in the region of £23,000 per annum.**

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

The Glenmore Centre is located on Orbital Park close to Junctions 10 and 10A of the M20 motorway. Orbital Park is a strategic local, national and international location situated within the Channel Tunnel corridor and an area designated for significant commercial expansion. The Glenmore Centre itself is off Crowbridge Road at the entrance to the park from the western side when approaching from Newtown and the International Station.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 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 rail links; Ashford International Passenger station can give direct access to northern continental Europe via the Eurostar service, and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This mid-terraced business unit was completed nearly 20 years ago and currently provides high quality, open plan office accommodation on the first floor, whilst the ground floor is fitted out to a more industrial specification. The first floor offices are finished to a high standard with suspended ceiling, concealed LED lights, double glazing to both front and rear elevations, carpets and air conditioning providing a little under 1,000 sq.ft. of accommodation. The ground floor, having a clear height of 3 metres, is finished to a more basic specification but again is in very good condition.

The Glenmore Centre itself is a scheme of some 27 units of steel portal frame construction having micro-rib cladding with attractively glazed features.

## ACCOMMODATION

Ground Floor:	1,027 sq.ft.
First Floor:	<u>954 sq.ft.</u>
	1,981 sq.ft.

## SERVICES

Mains gas, water, telecoms and 3-phase electricity are connected to the premises.



## BUSINESS RATES

The premises are assessed as 'workshop and premises' and have a rateable value of £28,750.

The uniform business rate multiplier for the current year is 43.2p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease for the whole property, the terms of which are negotiable. The rent to be £23,000 per annum.

## LEGAL COSTS

The ingoing tenant will be responsible for both party's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as having an energy efficiency rating of 37 (Band B). Full 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.

## 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