

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

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

Suite 5, First Floor, Epps House, Bridge Road, Ashford,  
Kent, TN23 1BB



## FIRST FLOOR OFFICE ACCOMMODATION

### TO LET

- 390 sq.ft.
- 3 Car Parking spaces
- Immediate Availability
- New lease available
- All-inclusive rent

**Rent: £9,750 per annum + 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

The Epps Building is located on the north-western side of Bridge Road, just south of its junction with Godinton Road and the A28 (Tank) roundabout which is the junction of Chart Road with Templar Way. This site is located approximately half a mile west of Ashford town centre, not far from Junction 9 of the M20 motorway.

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 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

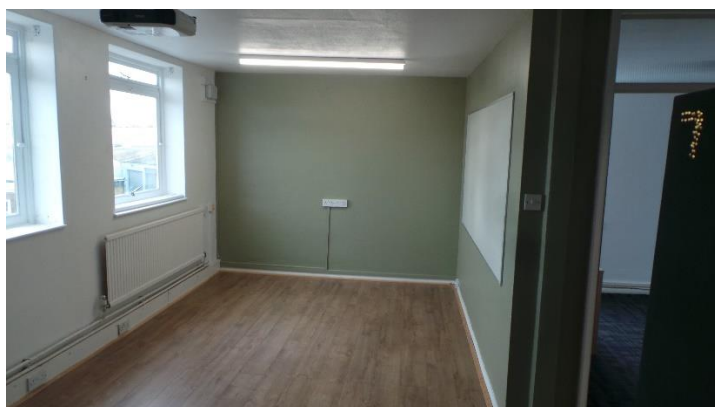
This first-floor office accommodation totalling 390 sq. ft. comprises an open plan office area of 245 sq. ft. with a separate office room of 145 sq. ft. There is a separate kitchen of just under 80 sq. ft.

The accommodation has been finished to a good standard with laminate flooring, data cable points, plenty of wall sockets, Fibre internet and plenty of natural daylight. The office also benefits from a secure digital door lock system.

Externally there is a reasonable amount of car parking.

## ACCOMMODATION

Office	245 sq.ft.
Office	145 sq. ft.
Kitchen	77 sq. ft.
Plus WCs	



## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

We believe the premises are assessed as 'office and premises' with a rateable value of £7,000. It is anticipated that qualifying occupiers will be eligible for Small Business Rate Relief.

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

## TERMS

The premises are available by way of a new IRI lease, the terms of which are negotiable. The rent to be £9,750 per annum plus VAT. The rent includes cleaning of common parts, lighting, heating, water, electricity, maintenance and security.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The building has an energy efficiency rating of 103 (Band E).

Full certificate and recommendation report can be viewed at <https://find-energy-certificate.service.gov.uk/energy-certificate/2258-3052-0002-0200-7095>

## 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.