

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 2a, Briar Close, Bramble Lane Wye, Ashford, Kent TN25 5HB

W3W: objecting.mothering.defeated



RURAL OFFICE SUITES

TO LET

- Ground floor suite of 525 sq.ft.
- New Lease Available.
- Adjacent to mainline station.

Rents: £7,500 p.a. exclusive.

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

Briar Close is situated on Bramble Lane in Wye, immediately to the north-east of Wye mainline railway station. Bramble Lane itself connects within a mile to the A28 Ashford to Canterbury trunk road, with Ashford being just under 5 miles to the south-west and Canterbury approximately 12 miles to the north-east.

The closest large town, Ashford, lies approximately four miles to the south-west. It is one of Kent's designated growth centres, which currently has a population of approximately 100,000 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 (subject to availability) and London is some 38 minutes distant via HS-1.

DESCRIPTION

This is a relatively modern building providing three self-contained office suites on the ground floor with a further first floor office. Unit 2a on the ground floor is available and provides 525 sq.ft of accommodation. The office accommodation is open plan in nature and benefits from a reasonable level of natural daylight. There are shared WC facilities. The premises benefit from carpeting throughout and a suspended ceiling with Cat II lighting.

ACCOMMODATION

	Sq.ft.
Unit 2a	525 sq.ft. Ground Floor
Plus Shared WCs.	

SERVICES

All mains services are connected.

BUSINESS RATES

The premises' have a rateable value of £4,500. The uniform business rate multiplier is 43.2p for the year 2026/27. 100% Small Business Rate Relief is available for qualifying tenants.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £7,500 per annum. In addition a service charge is payable to cover the maintenance of common parts (currently set at £490 per annum), and tenants are also responsible for the annual buildings reinstatement insurance premium. A discount could be available if multiple units are taken.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

ENERGY PERFORMANCE CERTIFICATE

The unit currently has an EPC rating of D (91) Full report and certificate available upon request.

VIEWING

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