

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

1st Floor, Unit 12, Highpoint Business Village,
Henwood,
Ashford, Kent TN24 8DH



CENTRALLY LOCATED OFFICE ACCOMMODATION ON POPULAR ESTATE

TO LET

- Approximately 887 sq.ft. (82.40 sq. m)
- Conveniently located
- Available Immediately
- 3 allocated parking spaces
- Close to Town Centre

Rent sought: £11,500 per annum + VAT

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

These premises are located on a busy and well-established industrial estate with easy access to the M20 motorway about ½ mile from Ashford town centre. 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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

Highpoint Business Village is a complex of 15 two storey office buildings developed in 1990 with sealed double glazing, gas central heating and air conditioning, designed so that the ground and first floors can be independently occupied. Unit 12 is an end terraced unit and is accessed via a reception hall, containing DDI compliant WC facilities. The first-floor has its own WC facilities and comprises of just under 890 sq. ft. of open plan office accommodation with separate kitchen, server room and meeting room. Benefits include carpeted flooring, Cat II lighting, underfloor trunking, and natural daylight, augmented by the large bay window. Externally the office has 3 allocated car parking spaces.

ACCOMMODATION

First Floor

Office	636 sq. ft.
Meeting Room	95 sq. ft.
Server Room	85 sq. ft.
Kitchen	71 sq. ft.
Total	887 sq. ft.

SERVICES

All mains services are provided.

BUSINESS RATES

The rateable value for the whole building is currently split into two parts. The first floor has a rateable value of £10,000. The uniform business rate multiplier for the year 2020/21 is 49.9p. Small business rate relief will be available to eligible occupiers.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an Energy Efficiency Rating of 80 (Band D). Full Certificate and Recommendation Report available on request.

TERMS

The premises are available by way of a new FRI lease, the terms of which are negotiable, however a rent of £11,500 per annum plus VAT is being sought. There is also a service charge payable, details available upon request.

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 prospective 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.