



Unit 13 Highpoint Business Village

Henwood, Ashford, TN24 8DH

Town centre office with parking

350 to 825 sq ft
(32.52 to 76.65 sq m)

- Suites from 350 to 825 sq ft
- Air-conditioned and centrally heated
- Immediate availability
- New lease available
- Good parking
- Available as individual suites or as a whole

Summary

Available Size	350 to 825 sq ft
Rent	£11,500 per annum - Please note however we can offer Suite 1 at £7,125 per annum and Suite 2 at £5,250 per annum.
Rateable Value	£9,800
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D (87)

Description

To Let - This is a modern two storey purpose-built office building providing an attractive work environment. The ground floor has recently been let separately and we are now marketing the first floor, having a total of square footage of 825 sq. ft, with Suite 1 being 475 sq.ft. and Suite 2 being 350 sq.ft. The accommodation includes shared WCs on the ground and first floor, and benefits from LED lighting and a CAT6 IT infrastructure with generous provision of ethernet sockets, power points and a local server patch panel. Air-conditioning provides cooling and back-up heating, augmenting a new gas-fired central heating boiler. There is a shared kitchen on the first floor, along with a landing store cupboard.

All mains services are connected to the premises.

Location

This property is located in a business village of 15 units built in 1989 and situated on the Henwood Industrial Estate approximately half a mile east of Ashford town centre, mid-way between junctions 9 & 10 of the M20 motorway.

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 away via HS-1.

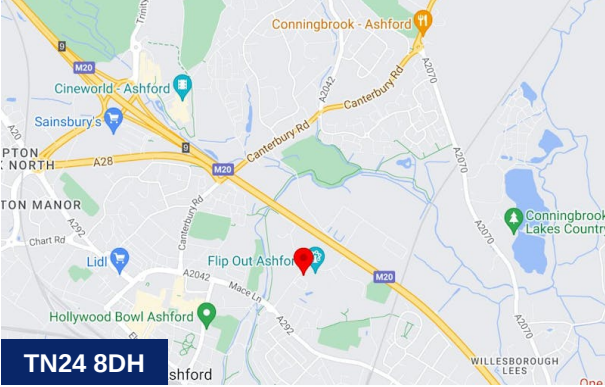
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Floor Suite 1	475	44.13
1st - Floor Suite 2	350	32.52
Total	825	76.65

Terms

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable.



Viewing & Further Information



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