

Units 8a & 8b, New Street Farm

Chilmington Green, Ashford, Kent TN23 3DL



- New Build Suites Constructed to an Air Conditioned Specification
- Suitable for a Variety of Uses within Class E (To Include; Office, Retail, Clinic, Education & Leisure)
- 8 Allocated Car Parking Spaces per Suite
- Picturesque Rural Setting

Business Units
TO LET

163.2 – 326.4 m² (1,756 – 3,512 sq ft)

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LOCATION

The property is located in Chilmington Green, a rural neighbourhood development of approx. 6,000 new homes enclosed by open countryside and protected woodlands, situated around 4 miles west of Ashford.

SITUATION

The property forms part of The New Street Farm Estate. Fronting Chilmington Green Road, it comprises a variety of businesses across 6 buildings on a modern and popular complex.

DESCRIPTION

The property comprises a newly constructed detached building with brick elevations beneath a pitched clad roof.

The available accommodation is situated on the first floor and is accessed via a dedicated ground floor entrance. The space is arranged to provide two open-plan suites, which incorporate both males and female WCs, positioned around an attractive central lobby.

The suites will be finished to a modern, air-conditioned specification, with occupiers able to influence the final floor finishes and lighting design to suit their requirements.

Each suite will benefit from 8 allocated car parking spaces.

ACCOMMODATION

The suites have the following approximate floor areas:

Suite	Area (m ²)	Area (sq ft)
8a	163.2	1,756
8b	163.2	1,756
Combined Total	1,756	3,512

TERMS

The suites are available to let by way of new effective Full Repairing & Insuring Leases for terms to be agreed, which will be contracted outside of the 1954 Landlord & Tenant Act.

RENT

Our client is seeking a rent of £23,000 per annum (exc) per suite which is inclusive of a contribution towards the service charge for the upkeep of the communal areas.

DEPOSIT

A suitable rental deposit rent will be held for the duration of the term.

BUSINESS RATES

The property is currently undergoing assessment for business rates, which once lodged will be the responsibility of the tenant.

Interested parties are recommended to make their own investigations via the relevant rates paying authority.

INSURANCE

The landlord will arrange buildings insurance with the Tenants responsible for reimbursing the fair proportion of the annual premium.

USE CLASS

The suites are deemed suitable for a variety of uses within Classes E, to include but not limited to:

- Office
- Retail
- Clinic/ Surgery
- Education
- Leisure

UTILITIES

The Tenants will be responsible for the payment of all utility costs related to the unit.

EPC

Copies of the Energy Performance Certificate can be made available upon request.

FINANCE ACT 1989

The property is elected for Value Added Tax (VAT) which would be charged at the prevailing rate.

MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all proposals will be subject to the necessary checks.

PHOTOGRAPHS

The photographs were taken in May 2026.

VIEWINGS

By appointment via agents Sibley Pares Chartered Surveyors:

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