

Caxton House

Hardinge Road, Ashford, Kent TN24 8ET



- Situated in a Quiet Position a Short Distance from the Town Centre
- Suitable for a Variety of Uses with Class E
(to include; Office, Retail, Clinic, Leisure & Education)
- Eligible for up to 100% Small Business Rates Relief
- Three Allocated Car Parking Spaces

Business Suite TO LET

127.0 m² (1,367) sq ft) approx.

Location

The property is located in a quiet position at the end of Hardinge Road, a mixed commercial and residential area a short walk from Ashford Town Centre.

Description

The property comprises part of Caxton House, an attractive Victorian two-storey period building of brick elevations beneath a pitched tiled roof, arranged over basement, ground and first floors.

The accommodation comprises a ground floor business suite forming part the wider commercial building, which accommodates a mix of office, clinical and educational uses.

Having recently undergone refurbishment, the suite provides a combination of open-plan and cellular workspace, together with shared male and female WC facilities located adjacent to the suite.

The premises are finished to a good modern specification, incorporating gas-fired central heating via panel radiators, modern lighting and newly laid carpeted flooring.

Accommodation

The suites have the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Offices	127.0	1,367

Externally, the suite will be let with three allocated car parking spaces.

Terms

The property is available to let by way of a new effective Full Repairing & Insuring Lease for a term to be agreed.

Rent

Our clients are seeking a rent of £15,000 per annum (exclusive).

Deposit

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

Business Rates

The property has been assessed as follows:

Offices & Premises: £11,500

Eligible tenants may therefore be entitled to up to 100% Small Business Rates Relief, subject to the applicable eligibility criteria.

Service Charge

There is a service charge payable for the upkeep and maintenance of the communal areas.

Insurance

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

Utilities

Electricity will be recharged to Tenants based on usage, measured via a dedicated sub-meter.

Use

The property is considered suitable for uses within Class E, to include but not limited to :

- Office
- Clinic
- Surgery
- Leisure
- Education

EPC

A copy of the Energy Performance Certificate can be provided upon request.

VAT

The property is not elected for Value Added Tax (VAT).

Legal Costs

Each party are to bear their own legal and professional costs.

Misrepresentations Act 1967

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

Photos

The photographs were taken in September 2026.

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.

Viewings

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Jack Dudley AssocRICS
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FIRE EXIT

Fire
alarm











CAXTON HOUSE



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