

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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Unit 19 The Glenmore Centre Orbital Park, Ashford, TN24 0TL



MODERN INDUSTRIAL/OFFICE PREMISES

TO LET

- 990 sq.ft.
- E (formerly B1) or B8 use
- 3-phase Electricity
- Available November 2020

Rent: £11,500 per annum 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

The Glenmore Centre is located on Orbital Park close to Junction 10 of the M20 motorway. Orbital Park is a strategic local, national and international location situated within the Channel Tunnel corridor and an area designated for significant commercial expansion. The Glenmore Centre itself is on Crowbridge Road, at the entrance to the park from the western side when approached via Newtown and the International Station.

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

This is a modern mid-terraced industrial unit of approximately 990 sq.ft. in total. The ground floor provides 692 sq.ft. of accommodation including WC and there is an open plan mezzanine storage/office area of 298 sq.ft.

ACCOMMODATION

<u>Ground Floor:</u>	692 sq.ft.
<u>Mezzanine:</u>	298 sq.ft.
<u>Total:</u>	990 sq.ft.

SERVICES

Mains gas, water, telecom and 3-phase electricity supply are connected.

BUSINESS RATES

The premises are assessed at a rateable value of £7,500. The uniform business rate multiplier for the year 2020/21 is 49.9p.

TERMS

The premises are available by way of a new full repairing and insuring lease, the terms of which are negotiable, at a rent of £11,500 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Results awaited.

VIEWING

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

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 or through the website www.commercialleasecodeew.co.uk