

Offices At Unit M

Long Barrow Way, Orbital Park, Ashford TN24 0GP



- Situated on Established Trading Estate
- Modern 3-Storey Office Building
- Excellent Car Parking Provisions

**MODERN OFFICE BUILDING
TO LET**
1,415.5 m² (15,237 sq ft)

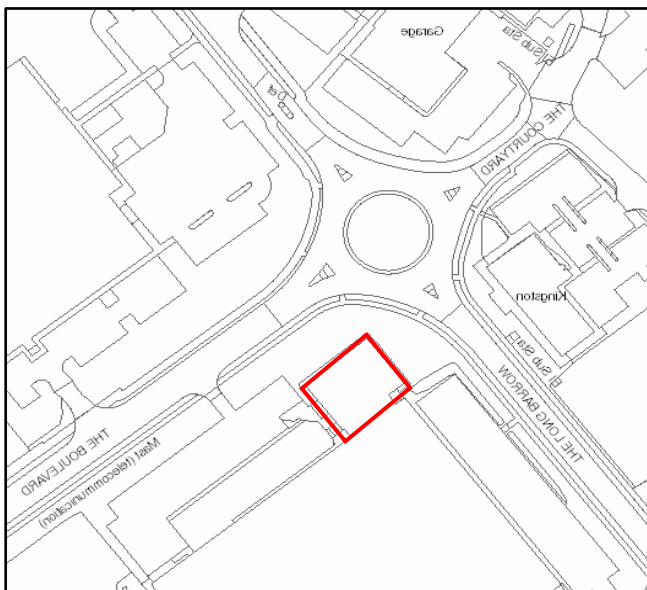
LOCATION

The property is located in Ashford, approximately 50 miles south of London, 20 miles south east of Maidstone and 20 miles west of Dover.

Ashford is a designated growth town within East Kent situated adjacent to junctions 9 and 10 of the M20 Motorway. The town benefits from excellent communications; Ashford international station providing High Speed rail services to London St Pancras in around 35 minutes.

SITUATION

The offices are situated on Orbital Park, an established trading estate popular with office, industrial, trade counter, motor trade and retail warehouse occupiers positioned just off Junctions 10 and 10a of the M20 Motorway and conveniently accessed just off the A2070 dual carriageway.



DESCRIPTION

The property comprises modern offices over ground, first and second floors. Available either as a whole or on a floor by floor basis, the offices are finished to a good modern specification having lift access, gas central heating via panel radiators supplemented by air-conditioning (in part) and modern lighting.

The suites will also be let with a proportion of car parking to front and side of the building.

ACCOMMODATION

The property has the following approximate Net Internal floor areas:

| Floor | Description | Area (m ²) | Area (sq ft) |
|--------------|-------------|------------------------|---------------|
| Ground | Offices | 528.4 | 5,688 |
| First | Offices | 436.3 | 4,696 |
| Second | Offices | 450.8 | 4,853 |
| Total | | 1,415.5 | 15,237 |

TERMS

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

RENT

On Application.

Further information is available from the agents.

FLOOR PLANS

Copies of the floor plans can be made available upon request.

EPC

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

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

LEGAL COSTS

Each party to bear their own.

MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

VIEWINGS

By appointment via sole agents Sibley Pares:

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