

# The Cobalt Building

1600 Eureka Park, Ashford, Kent TN25 4BF



- Modern Office Suites with Countryside Views
- Available on 'Inclusive Terms'
- Break Out Areas & Meeting Rooms
- 24/7 Access with Secure Key Fob Entry
- Excellent Car Parking Provisions

**SERVICED OFFICES**  
**TO LET**  
From 16.0 m<sup>2</sup> (172 sq ft) approx.

## 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 Cobalt Building is situated on Eureka Business Park, a 96 acre prime business location with office, leisure and retail occupiers positioned just off Junction 9 of the M20 Motorway.

## DESCRIPTION

The accommodation comprises modern office suites over ground, first and second floors of a purpose built business centre.

The available suites have shared use of kitchen and toilet facilities and benefit from the following features:

- Lift Access
- Break Out Areas & Meeting Rooms
- Climate Controlled Central Heating
- Showers
- 24/7 Access
- Secure Fob Entry and CCTV
- High Speed Broadband
- Dog Friendly
- Excellent Car Parking Provisions

## ACCOMMODATION

A copy of the accommodation schedule denoting floor areas and quoting rents can be provided upon request.

## TERMS

The suites are available to let by way of new 12 month licence agreements on monthly rents paid in advance.

## RENT

The rents are inclusive of a service charge provision to include cleaning and maintenance of the communal areas and car park.

The use of High Speed Broadband is also included within the rent.

## SERVICES

Each office is fitted with its own sub-meter for which tenants individual usage is recharged on a monthly basis.

## DEPOSIT

A deposit equivalent to 2 months rent is held for the duration of the term.

## BUSINESS RATES

Each suite is assessed individually for business rates purposes and the incoming tenant is to be responsible for paying their own business rates.

Due to the size of the units the incoming tenant may benefit from small business rates relief. Further details are available from the Valuation Office Agency website.

## 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 tenant must satisfy themselves 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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