

PLANTIN HOUSE

WELLESLEY ROAD, ASHFORD, KENT TN24 8ES



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



MODERN OFFICES

TO LET

- £12,000 Per Annum (exc) Per Unit
- Allocated Car Parking
- Deemed Suitable For a Variety of Business Uses
- Close Proximity To Ashford Town Centre

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

Location

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 with Ashford international Station providing High Speed rail services to London St Pancras of just 38 minutes.

Situation

The property is situated on the corner between Wellesley Road and Hardinge Road, a short distance from the town centre and Ashford International Railway Station.

Description

The property comprises a pair of ground floor self-contained office suites. Accessed from a shared entrance lobby, the suites are arranged in a mix of open plan and cellular space, having an integrated kitchen and toilet within each demise.

The suites are finished to a good modern specification having painted and plastered walls, electric heating and pendant lighting. There are no floor coverings.

Accommodation

The suites have the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Suite 1	72.4	780
Ground	Suite 2	73.3	789
Total		145.7	1,566

Car Parking

Each suite will be let with two allocated car parking spaces.

Terms

The suites are available to let either as a whole or in part by way of new effective Full Repairing & Insuring Leases for terms to be agreed.

Rent

Our client is seeking a rent of £12,000 per annum per suite (exclusive of rates, service charge, insurances and VAT).

Business Rates

The property currently holds a single assessment which will be split on occupation of the property. The tenants are responsible for the payment of business rates throughout their occupation.

Service Charge

The tenant will be responsible for the payment of a fair proportion of the service charge for the upkeep and maintenance of the communal areas.

EPC

The property has been assessed within Band B (42).

VAT

The quoting rents are exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Insurance

The landlord will insure the building with the tenant liable to reimburse the fair proportion of the annual premium.

Plans

Any plans provided are for indicative purposes only.

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 tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services have been tested by Sibley Pares.

Legal & Professional Costs

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

Viewing

Strictly by prior appointment through sole agent Sibley Pares:

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