

C38

CONNECT 38

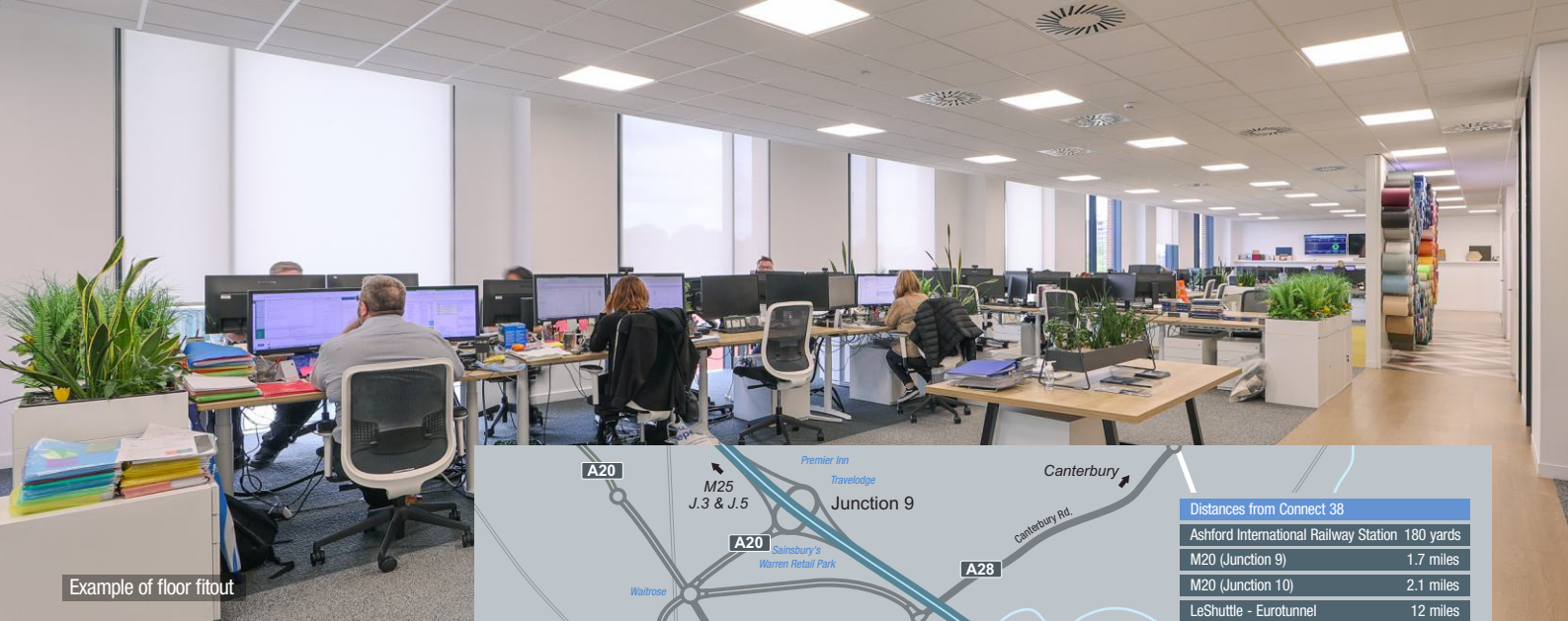
1 Dover Place Ashford

TN23 1FB



High quality office suites available in the heart of Ashford, Kent
From 2,000 sq ft to 6,000 sq ft

TO LET



Example of floor fitout

38 CONNECT 38

1 Dover Place - Ashford
KENT · TN23 1FB

Connect 38 is a recently built 60,000 sq ft office building, conveniently located directly opposite Ashford International Railway Station where trains now take just 30 minutes to London.

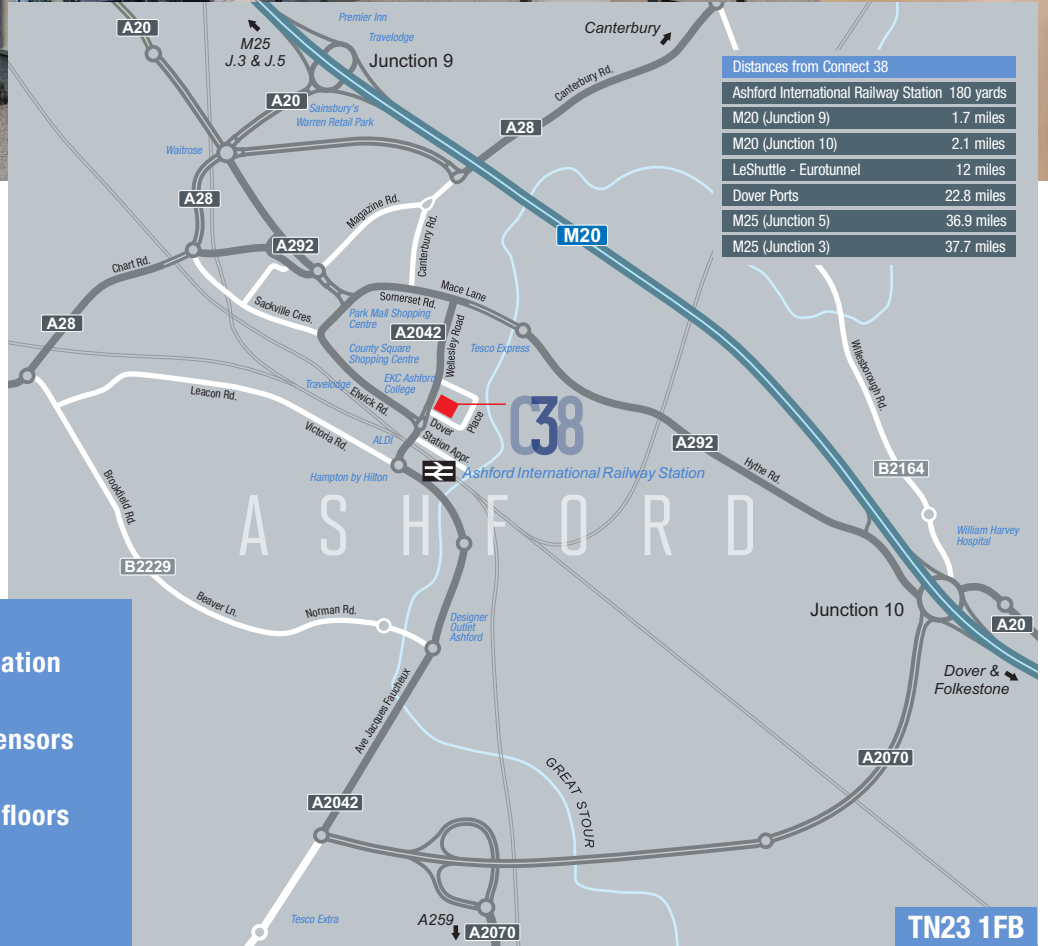
- Prime town centre office location
- VRF air conditioning
- LED lighting with daylight sensors
- 2 passenger lifts
- Male and female WCs on all floors
- Car parking
- Covered bike storage
- Shower and changing room

Now part of the Ashford Commercial Quarter, this landmark building offers modern office space in the heart of the town.



Example of floor fitout

Connect 38 provides exceptional and adaptable open plan B1, A1, A2 and A3 space ranging from **2000 sq ft to 6,000 sq ft** offering a contemporary working environment.



Terms: The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Rent: On application.

EPC: TBA.

Viewing and further information: Strictly by prior appointment via the joint sole agents:

Service Charge: A service charge is payable. Further details available on request.

Legal Costs: Each party to bear their own legal costs.

VAT: VAT is charged at the prevailing rate.


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