



TO LET

**THE OLD CART SHED
THE GODINTON ESTATE
GREAT CHART
ASHFORD
KENT TN23 3BU**

Rural office accommodation in a fantastic setting with easy access to Ashford and the surrounding villages

Office Size - 1,080 ft² (100.4 m²)

Guide Rent - £10,000 per annum

LOCATION

The Old Cart Shed on the Godinton Estate is situated within the confines of the former Worten Farm Buildings in an entirely rural location just to the west of the centre of Ashford. Both Hothfield and Great Chart which provide the usual day to day facilities and amenities are within a two-mile radius. Ashford and its comprehensive range of facilities and amenities including international rail link to London (37 minutes) and the continent along with national motorway network connections via the M20 at Junctions 9, 10 & 10a is also within a 3-mile radius. Please see the Location Plan overleaf which shows the location of the office unit in relation to the surrounding towns and villages.

DIRECTIONS

From Hothfield village centre heading west with the park on your right, take the first left onto The Street and follow this road past the Post Office for approximately 200 yards and then fork left onto Waterfall Road. Follow for 0.65 miles and turn right towards the Godinton Estate. Go past the Godinton Estate entrance and continue along the road with the Goldwin Community Special School on your left. The Worten Farm Buildings where the office unit is located is the next range of farm buildings on your left after approximately 0.5 miles.

From Great Chart, take Ninn Lane, running north-west and follow this road for approximately 1 mile and then turn right to go over the railway. Follow this road for a further 0.5 miles and the Worten Farm Buildings where the office unit is situated is on your right.

DESCRIPTION

The Old Cart Shed comprises a detached office building. The building of solid brick construction, rendered to two elevations under a pitched slate roof with double opening doors on the front elevation. Internally the layout is predominantly open plan with a high specification fit out including two large open plan offices and a meeting room / office in the far corner. There are also two WCs, male & female along with various storage cupboards and a kitchenette area. The office unit has a Gross Internal Area of 1,080ft² and has category 2 lighting throughout along with multiple power points. There are also far-reaching views to the east over the adjoining countryside. Please see the Floor Plans opposite showing the internal layout of the unit along with exact measurements.

SERVICES

As far as we are aware, the property is connected to mains water and mains electricity with heating provided by a woodchip boiler on the estate. A service charge will recover the cost of common grounds for maintenance which will equate to 5% of the annual rent. The Landlord will invoice the Tenant for the other services stated being water, electricity, heating and drainage.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections.

ACCESS & PARKING

Access is directly off the main road to the west over a right of way for all times and all purposes (coloured brown on the Boundary Plan). The service charge will cover maintenance of this access road and there will be a specific area allocated for parking within the Lease (hatched in blue on the Boundary Plan).

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to occupation.

PHOTOGRAPHS

The photographs within this brochure were taken in March 2021.

TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 3 years.
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoing will be the responsibility of the Tenant including business rates and services. We have already mentioned a service charge which will amount to 5% of the annual rent. The remainder of the services will be invoiced to the Tenant following meter readings on a monthly basis.
- **Tenants Deposit** – A deposit of one month's rent will be taken.

A copy of the Draft Heads of Terms for the proposed Lease are available from the agents on request.

BUSINESS RATES

The Old Cart Shed has a rateable value of £9,400. Please Note: Small Business Rates Relief may be available.

USE

The property can be used as an office or for storage purposes.

LOCAL AUTHORITY

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC RATING

C – A copy of the Energy Performance Certificate is available on request.

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of Smartsearch to verify the identity and residence of tenants.

VIEWINGS

Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a busy yard. The vendor and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

AGENT'S NOTE

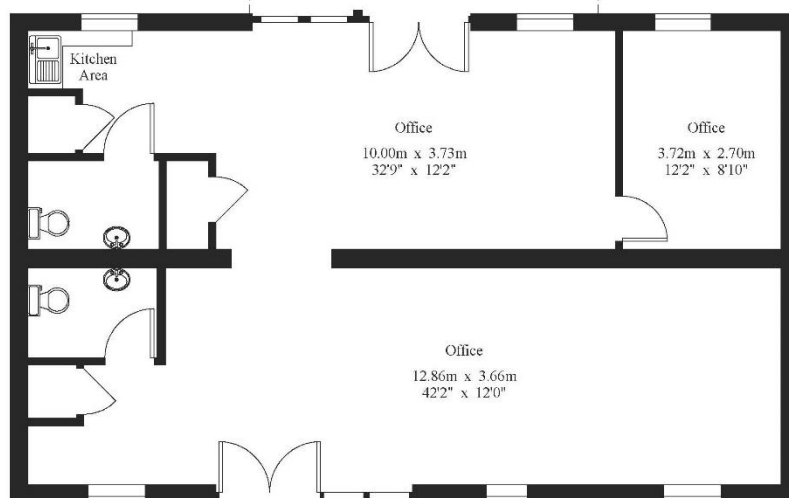
We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the service, appliances or any fittings.

GUIDE RENT

£10,000 per annum

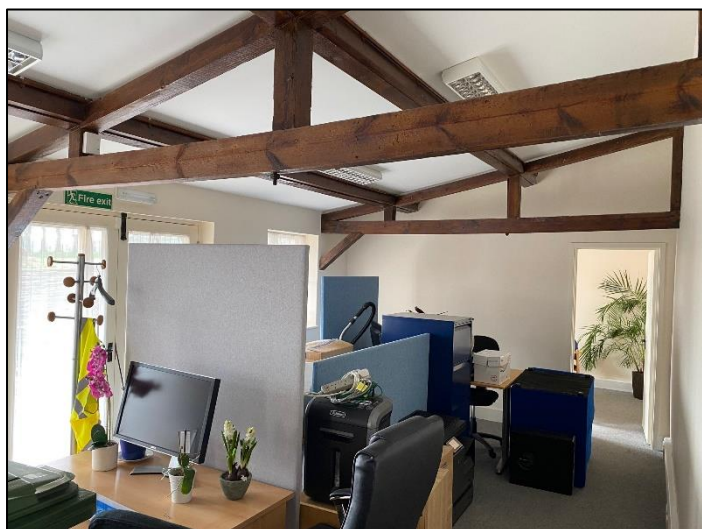
FLOOR PLAN

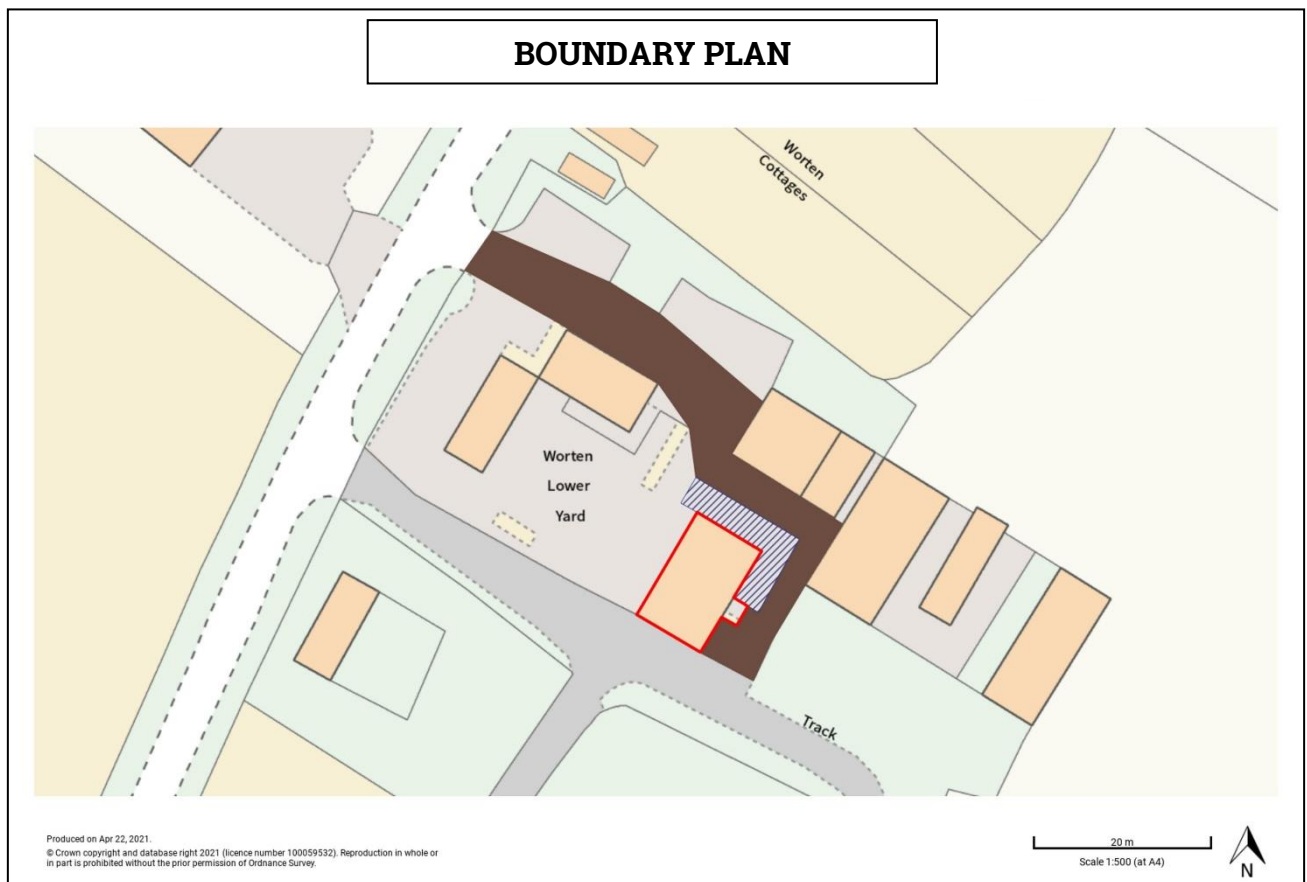
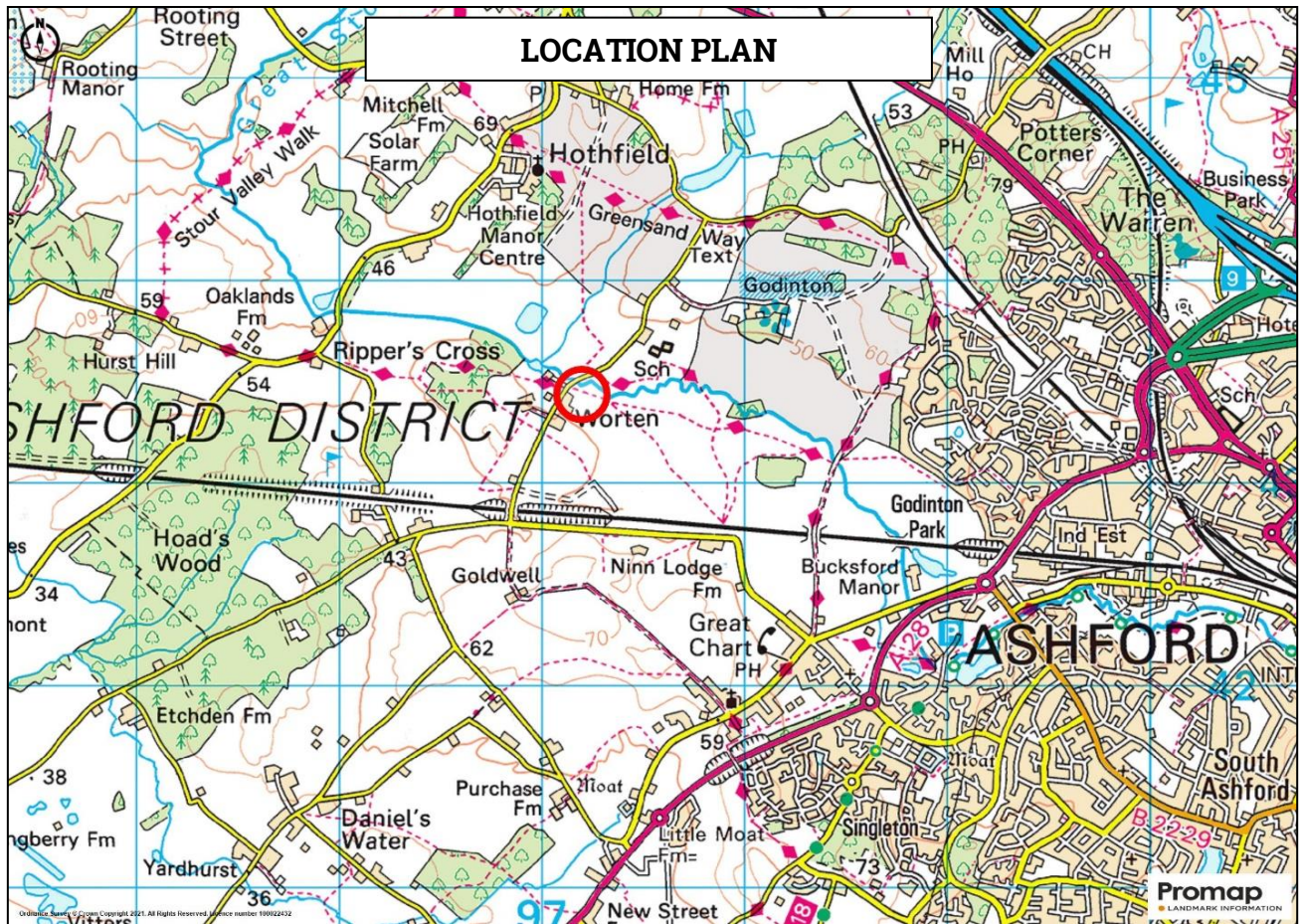
Gross Internal Area : 100.4 sq.m (1080 sq.ft.)



For Identification Purposes Only.
© 2021 Trueplan (U.K.) Limited (01892) 614 881

Not to Scale





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.