

Emir House

Wotton Road, Kingsnorth Industrial Estate, Ashford, Kent TN23 6JY



- Self-Contained Office Building
- Refurbished to a Modern Specification
- EPC Rating of A (25)
- Road Profile to Wotton Road
- 10 Car Parking Spaces (approx.)

Office Building
TO LET
202.2 m² (2,176 sq ft) approx.

LOCATION

Ashford is a designated growth town located within East Kent, being approximately 50 miles south east of Central London, 21 miles south east of Maidstone and 22 miles west of the Port of Dover.

The town benefits from excellent road and rail communications, the M20 motorway providing direct access, via Junction 9 and the new Junction 10A to the M25 (35 miles north west) and the national motorway network. In addition, the A28 and A2070 provide local links to Canterbury and the South Coast. Ashford International Rail Station provides direct trains to London's St Pancras in 36 minutes.

SITUATION

The Office is situated within the Emir Business Park on The Kingsnorth Industrial Estate, an established trading estate. It is positioned approximately 1.5 miles south of Ashford town centre having excellent links to the M20 and greater motorway network.

DESCRIPTION

The property comprises a link-attached office building positioned to the front of the estate. It is arranged a mix of open plan and cellular offices over ground and first floor levels, each floor having both male and female WCs and kitchens.

Having recently undergone refurbishment the offices are finished to a good modern specification having modern electric heating, suspended ceilings incorporating LED light boxes, perimeter trunking with power and data, and carpeted floors.

Externally, the property benefits from use of the forecourt to the front which is large enough for around 10 car parking spaces.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Offices	85.5	920
	Kitchen	2.1	22
	Stores	4.3	46
First	Offices	106.6	1,148
	Kitchen	3.7	39
Total		202.2	2,176

TERMS

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

RENT

Our client is seeking a rent of £27,500 per annum (exclusive of Business Rates and VAT).

DEPOSIT

In respect of a letting a deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

The tenant is to be responsible for the payment of any Business Rates related to the demise.

Interested parties are encouraged to make their own investigations via the relevant rates paying authority to understand their own tax obligations.

ESTATE CHARGE

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

USE

The property is considered suitable for a variety of uses under Class E (Commercial, Business & Finance) to include:

- Office
- Surgery
- Clinic
- Leisure

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

The rent is quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

EPC

The property has been assessed within Band A (25).

1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

VIEWINGS

Strictly by prior appointment through joint sole agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281



Richard Stafford MRICS
richard@staffordperkins.co.uk
01233 613900





AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING