

First Floor Unit 5 Highpoint Business Village  
Henwood Ashford Kent TN24 8DH

## Refurbished First Floor office To Let



- Comfortable and well located office Suite
- Total area approx. 1,366 sq ft
- Ready for occupation Now- keys to view
- 4 Allocated Parking spaces
- Just Refurbished, viewing essential !!

Asking rent: £19,200 p.a plus vat and service charge  
And all other usual outgoings

### Location

The subject premises are located within Highpoint Business Village on the popular Henwood Business Park just east of Ashford Town Centre. It is an established business hub with a good variety of service providers.

There is easy access to the A20/M20 road network plus Ashford International passenger terminal with direct access to Northern Continental Europe and London in approx 40 minutes via HS1.

### Description

A recently refurbished First floor self contained office unit with intercom entry system key code entry door to open plan office area with suitable power and IT points. There is also a separate office room and separate Board/meeting room and kitchenette. In the communal area on first floor there are modern male and female toilets on the first floor and DDI compliant WC on ground floor. The premises are double glazed and have brand new air conditioning providing hot and cold air.

The suite has numerous IT and power points carpets and suspended ceilings with adequate lighting. There are 4 allocated parking bays. **The property is available now and a rent free incentive is offered for a quick completion. We have keys and viewing is highly recommended.**

### Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

### Accommodation

Ground Floor	Imperial 1,366 sq ft
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### Use

Class E1 Offices.

### Rental

£19,200 plus VAT per annum exclusive of rates and any service charges. Rental payable monthly in advance (£1,600 plus vat).

A rent deposit of £3,200 plus vat is required and will be held for the duration of the lease.

### Rates

Interested parties should contact the Ashford Borough Council for verification

### EPC

See below

### Legal Costs

Ingoing tenant to contribute £500 plus vat towards landlords reasonable legal costs and photo schedule of condition in preparing new lease. **This is payable on signing agreed Heads of Terms**

### ANPR Parking Scheme

The tenant will be enrolled into Automatic Number Plate Recognition Scheme run by Euro Parking Services

### Service charge

£900 plus vat per month The service charge includes gas, electric, building insurance, water/waste water, communal area cleaning and windows, fire alarm and fire extinguishers service, air conditioning service and maintenance, Hedge and gardening services, Highpoint Estate charge, building maintenance, parking control.

### VAT

We understand that the property is elected for VAT.

### Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

### Local Authority

Ashford Borough Council

### Viewings

All viewings are strictly by appointment through agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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### SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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