

APPLE BARN

Hythe Road, Smeeth TN25 6SS

TO LET
FOR SALE



7,730 SQ FT
(718 SQ M)

Character Grade 'A' offices in semi-rural location

**Lambert
Smith
Hampton**

Description

Apple Barn is an attractive barn conversion offering flexible and modern Grade A office accommodation with generous car parking for c. 70 cars.

The offices are fully air conditioned and offer open plan and private office space. External areas are landscaped including terraced areas.

A feature entrance lobby leads to the main office area off which are several office annexes. There are further offices on lower ground level and on first. There are ample staff rest rooms, WCs, showers and break out facilities throughout the building.

Specification

- Grade A air conditioned offices
- Character building in a semi-rural location
- Excellent car parking for 70 cars
- Quick access to main transport links
- Well landscaped surroundings and external areas



Apple Barn, TN25 6SS

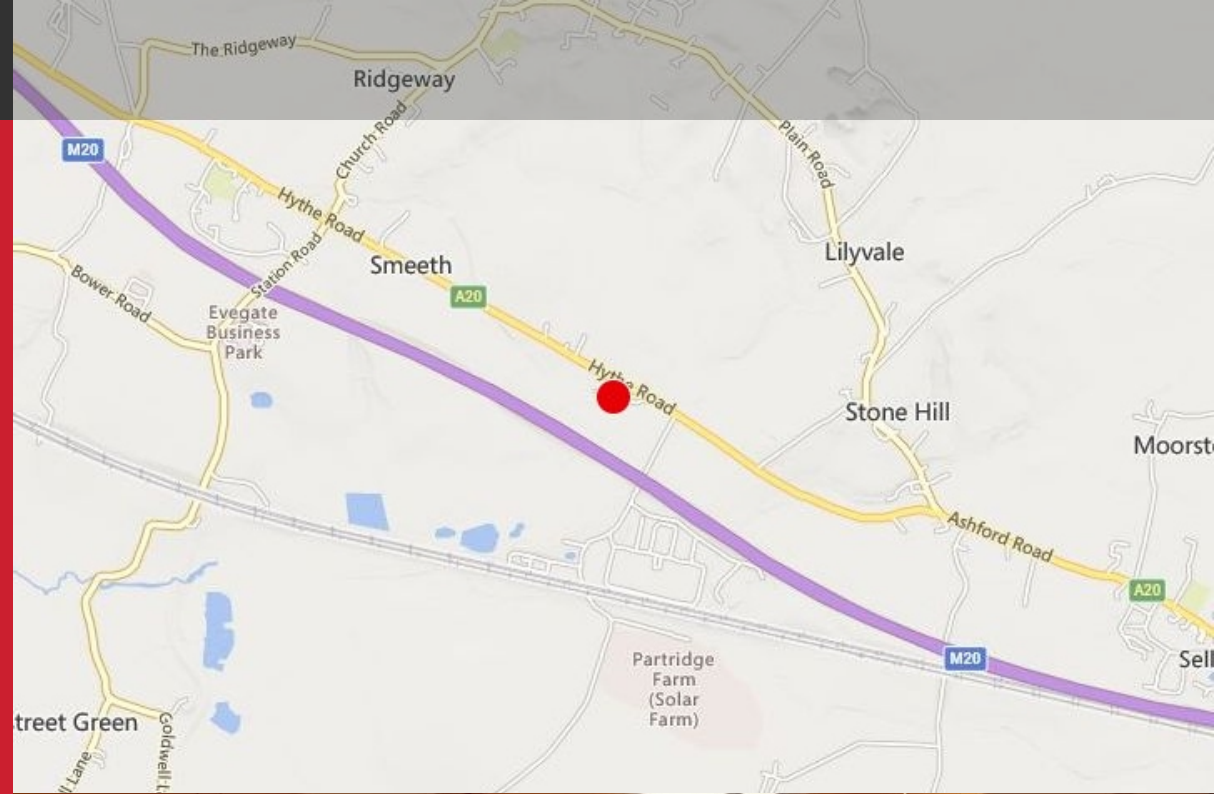
Location

Apple Barn is located off the main A20 Hythe Road between Ashford and Sellinge with excellent access to the main arterial roads and passenger rail facilities.

Junction 10a of the M20 is within 3 miles of Apple Barn and Ashford Town Centre is 6 miles to the North East where Ashford International Rail Station provides fast rail services to London in 38 minutes.

Accommodation

	Sq Ft	Sq M
First Floor - Offices	1,355	126
Ground Floor - Offices	5,335	496
Ground Floor - Reception	131	12
Lower Ground Floor - Offices	909	84
TOTAL (NIA)	7,730	718



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Additional Information

EPC

The property has an energy performance rating of B-28.

TERMS

The property is available to let on new FRI terms.

Alternatively, a sale would be considered at a price of in the region of £2,000,000.

RENT

£140,000 Per Annum

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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