

Ash House

Ash Road, New Ash Green, Longfield, Kent, DA3 8JD



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Offices For Sale
- 9 Car Parking Spaces
- Offers in Excess of £1.85m
- Available due to relocation

Office

FOR SALE

11,389 Sq Ft (1,058.04 Sq M)

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Location

New Ash Green is a village in Sevenoaks approximately 8 miles from Gravesend. The property is situated on the edge of the village centre which benefits from a shopping parade, supermarket and a series of other retail, restaurant and office occupiers all around a central shared car park.

New Ash Green is conveniently situated giving excellent travel accessibility being within 5 miles of J2A of the M20 and 7 miles of J2 of the M25. The closest railway station is Longfield which has services into London Victoria in 30 minutes.

Description

Mid-terraced, 2 storey office building FOR SALE with allocated car parking spaces

Due to relocation, Ash House is a substantial office building over two floors plus attic storage. The property constructed in the early 1980's is of brick construction with a mixture of brick and hanging tile elevations under pitched tiled roof. Externally there is parking for 9 cars.

Accommodation

The offices are a mixture of open plan and some cellular office space over two floors and second floor storage, benefiting from suspended ceiling, LED lighting and gas central heating. The property has been measured on a Net Internal Area as follows:

Area	Sq Ft	Sq M
Ground Floor Office & Stores	4,586	426.04
First Floor Office & Stores	3,649	338.99
Second Floor Stores	840	78.04
Total NIA	9,075	843.00
Total GIA	11,389	1,058.04

Externally there is parking for 9 cars.

Use Class

Class E: Offices (Commercial Business & Finance)

Terms

The freehold interest in the property is available for sale with Vacant Possession held under Title Numbers: K896987 & K896988

Guide Price

Offers in Excess of **£1,850,000**

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

Office RV **£89,000 @ 51.2p in the £**

Car Parking RV **£3,000 @ 49.9p in the £**

Rates payable **£47,065 for the year 2023/24**

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

EPC

Rating (D) - 95

Finance Act 1989

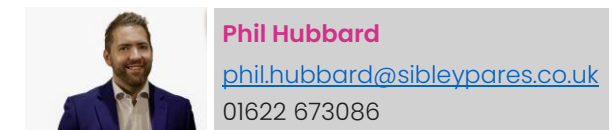
Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the Surveyors. Please contact:



Phil Hubbard

phil.hubbard@sibleypares.co.uk

01622 673086



NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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