

TO LET – FIRST FLOOR SPACE SUITABLE FOR
A VARIETY OF USES



Truckstop Offices, Waterbrook Park, Ashford, Kent TN24 OLH

www.sibleypares.co.uk

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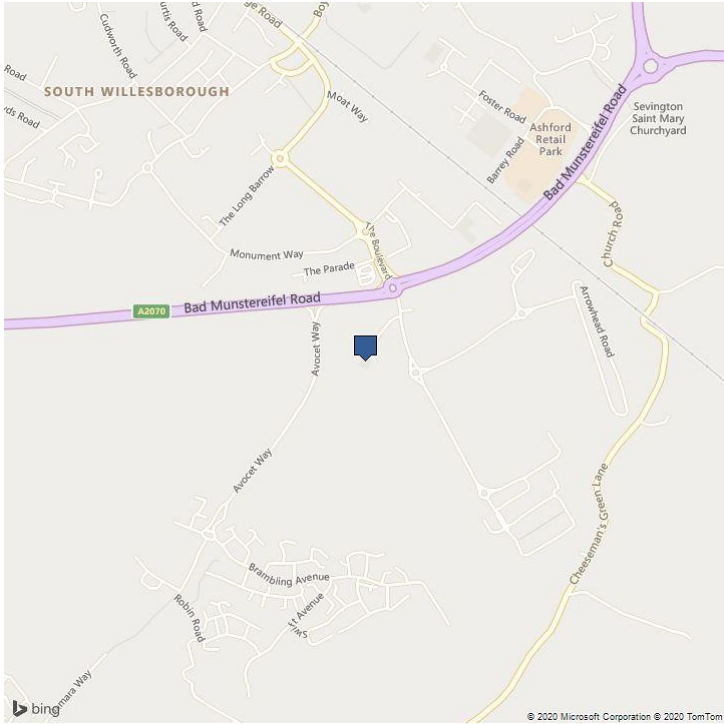
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SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Truckstop Offices, Waterbrook Park, Ashford, Kent TN24 OLH



Description

First Floor Accommodation which has the flexibility to be for various uses such as offices, leisure, restaurant. The accommodation is split into two open plan main areas of approximately 4,000 sq ft each which could be split further, off a central lift core offering great flexibility. The property is situated on a high quality commercial development at Waterbrook Park, Ashford above the main International Truck Stop facilities building. The site offers strategic access to London and mainland Europe via motorway and high-speed rail.

From approx. 2,000 sq ft to 8,000 sq ft

Location

Waterbrook is just 500 meters from junction 10 of the M20. The new junction 10a on the motorway (opened May 2020) provides improved access to Ashford, easing congestion and providing extra capacity for the future.

By car: Waterbrook to M25 - 39 miles.
Dartford Crossing - 45 miles
Eurotunnel - 12 miles
Port of Dover - 21 miles
Gatwick Airport - 61 miles

By rail: Ashford International is only 37 minutes from London and St Pancras International and under two hours from Paris.

- First Floor Accommodation
- Excellent On Site Parking
- Excellent location - High speed rail Ashford International, Europe via Port of Dover, New Junction 10 on M20 for motorway networks.
- Raised Floors
- Suspended Ceiling



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Accommodation

First Floor Accommodation suitable for a variety of uses including offices, leisure, restaurant, clinic etc. The floor is split into 2 main open plan areas of approximately 4,000 sq ft each which could be split.

2,000 sq ft - 8,000 sq ft

Waterbrook is also home to the award winning Ashford International Truckstop, with proposals to double its HGV capacity being finalised with plans to increase it to more than 600 vehicles.

Deal agreed with Barrett Motor Group for a new £9m Jaguar Land Rover dealership, expected to open 2019.

Waterbrook is owned by GSE Developments, part of the GSE Group, which has successfully delivered major commercial property, civil engineering and construction projects across Kent, Sussex and Surrey.



Indicative layout plans



Terms

New Lease available by negotiation.

Rateable Value

To be assessed

Rent

From £18.50 per sq ft

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Legal Costs

Each side to bear its own legal and professional costs

EPC

To be assessed

Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact

Phil Hubbard e: phil.hubbard@sibleypares.co.uk or

Ned Gleave e: ned.gleave@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive 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

