

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

2<sup>nd</sup> Floor, 5 King's Parade  
Ashford, Kent TN24 8TA

W3W: [report.trio.direct](http://report.trio.direct).



**SELF-CONTAINED OFFICE SUITE IN PROMINENT  
TOWN CENTRE LOCATION**

**TO LET**

- Self-Contained
- Central Location
- Circa 650 sq.ft. with kitchen
- Immediate Availability

**Inclusive Rent: £1,000 per calendar month + VAT**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

The property is located within the King's Parade, a centrally located Grade II Listed Building in the heart of the town centre.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This former market building constructed in the mid 19<sup>th</sup> Century is Grade II Listed and comprises five separate shops. Unit 5 on the ground and first floor trades as an estate agency with the second floor accommodation now being available for separate use.

The second floor comprises a main open plan office with two smaller offices adjoining along with a kitchen and two WCs with small storage cupboard.

Given the self-contained nature of the accommodation access is available at any time.

## ACCOMMODATION

Main Office:	307 sq.ft.
Side Office:	199 sq.ft.
Side Office:	143 sq.ft.
Kitchen:	31 sq.ft.
Plus two WCs	

## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

Business Rates will be included within the rent.

## TERMS

The suite is available by way of a new fully inclusive sub-lease, the terms of which are negotiable. A rent of £1,000 per calendar month plus VAT is sought.



## LEGAL COSTS

The ingoing tenant to be responsible for £500 plus VAT towards the cost of sub-lease preparation.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 103 (Band E).

Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.