

# Stafford Perkins

CHARTERED SURVEYORS

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

## Units 3 & 4, Eden Business Centre

### Ashford, Kent TN23 7RS

**W3W: film.pushed.grin**



**OFFICE/LIGHT STORAGE ACCOMMODATION**

**TO LET**

- Unit 3 - 1,537 sq.ft. Unit 4 – 1,565 sq.ft. (approx.)
- Generous car parking
- New Lease Available
- Central Location
- Could split

**Rent: £36,000 per annum exclusive**

STAFFORD PERKINS

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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

Eden Business Centre is located on the northern side of South Stour Avenue just east of its junction with Beaver Road, a little under a ¼ of a mile south of Ashford 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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1 (subject to availability).

## DESCRIPTION

Units 3 and 4 are two of five similar units built of steel frame construction in the early 1990's.

Unit 3 provides on the ground floor approximately 600 sq ft of office accommodation. In addition there is some storage space of approximately 170 sq ft. The first floor which is capable of being made self-contained provides a further 760 sq ft approximately of office accommodation, finished to a high standard having suspended ceiling, Category 2 lighting, kitchen and separate WC. The ground floor specification is very similar to that on the first.

Unit 4 has a little over 700 sq ft accommodation on the ground floor, currently split into storage and workshop areas along with WC facilities. The first floor provides nearly 850 sq ft of office accommodation finished to a good decorative standard. There is an element of partitioning on the first floor providing 2 separate offices towards the front of the unit. Externally there is a large, secure car parking laid to tarmac hardstanding.

## ACCOMMODATION

Unit 3			Unit 4		
<u>Ground Floor</u>	Offices	599 sq.ft.	<u>Ground Floor</u>	Front Workshop	394 sq.ft.
	Store	172 sq.ft.		Mid Store	167 sq.ft.
	WC			Rear Workshop	157 sq.ft.
<u>First Floor</u>	Offices	766 sq.ft.	<u>First Floor</u>	Offices (inc. Kitchen)	847 sq.ft.
	WC				
Car Parking		8 spaces	Car Parking		5 spaces

## SERVICES

All mains services are connected.

## BUSINESS RATES

The units currently have multiple assessments with the total for Unit 3 being £13,300 and the total for Unit 4 being £24,300. The Uniform Business Rate multiplier for the Year 2024/25 is 49.9p.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £36,000 per annum. The units are available separately @ £18,000 per annum each.

## LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed as Band D with regard to its energy performance, scoring 91 on the scale devised by HMG.

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.