

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Orbital House, Moat Way, Ashford, Kent TN24 0TT

W3W: [bride.terms.most](#)



MODERN PURPOSE BUILT OFFICE BUILDING WITH GENEROUS PARKING

TO LET

- Circa 12,000 sq.ft. flexible accommodation over ground and first floor
- Allocated Car parking for approximately 40 vehicles
- Modern, purpose built building constructed c. 2010
- New lease available
- Well known location within close proximity to J10a motorway

Rent Sought: £257,500 per annum

STAFFORD PERKINS

Tel: 01233 613900 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

This site is located at the far end of Moat Way on its southern side approximately 150 yards south-east of its junction with Crowbridge Road on the Orbital Business Park, approximately ¾ mile south-east of Ashford town centre.

The Orbital Business Park benefits from direct access to Junctions 10 and 10A of the M20 motorway and is now a well established and thriving industrial and office location.

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 site of approximately 0.74 acres is vaguely triangular in nature and comprises an office building of a little under 12,000 sq.ft. with car parking to north-west and north-east elevations. We believe the building was constructed in approximately 2010 and provides approximately 5,000 sq.ft. of accommodation on both ground and first floor in conjunction with core, reception areas, WC facilities and a passenger lift from ground to first floor. The building was designed to offer flexible uses, from corporate headquarters to call centres, or could be divided into smaller units.

There is a single storey staff mess/break-out area created within the apex of the two main office wings, the building being described either as an inverted 'V' or more accurately 'L' shaped, having equal length arms.

The ground floor comprises a left-hand wing when viewed from the front and provides approximately 2,500 sq.ft. of accommodation being predominantly open plan in layout. The right hand or central wing has been sub-divided to provide an area of a little under 1,400 sq.ft. at the far end with further server rooms, kitchen, store and meeting room off a central corridor. Within the apex of the two wings is the previously mentioned single storey break-out/mess facility of a little under 400 sq.ft.

The first floor, accessed via staircase or lift, has a large landing with staff rest area and WCs, with the left-hand wing of offices being some 2,400 sq.ft. and predominantly open plan with a fairly basic finish, whilst the main office area of some 2,500 sq.ft. has a similar fit-out specification to that on the ground floor, which includes raised floor, suspended ceiling and Category II lighting. Heating and cooling is via air conditioning/heat exchangers, with distribution via ceiling tile mounted air ducts.

The building is of steel frame construction having micro-rib cladding to full height, and we have assumed a similar finish to the roof, which is of a mono-pitch design falling to the south-east elevation. The building has won awards for sustainability, with many innovations now adopted as standard best practice for sustainable construction elsewhere. All rainwater goes to on-site harvesters. Externally there is hardstanding providing parking for approximately 40 cars.

The site boundaries are well delineated and securely fenced, with access being made via a sliding steel security gate.

ACCOMMODATION

Ground Floor	6,038 sq. ft.
First Floor	5,666 sq. ft.
Total	11,704 sq. ft. (GIA)

SERVICES

Mains water and electricity are connected to the premises.

BUSINESS RATES

The building is currently assessed as "office and premises" and has a rateable value of £162,000. The uniform business rate multiplier for the year 2023/24 is 51.2p.

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 £257,500 per annum.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises will need to be re-assessed. The previous EPC had a rating of 88 (Band D).

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.

