

# Stafford Perkins

CHARTERED SURVEYORS

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## 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
- Could be let in multiple configurations
- 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](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

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

Orbital House is a modern, purpose-built office building of a little under 12,000 sq.ft. with car parking to north-west and north-east elevations. The building provides approximately 5,000 sq.ft. of accommodation on both ground and first floors with reception and staff areas, WC facilities and a passenger lift within the central core. The building was designed to offer flexible uses, from corporate headquarters to call centres, or could be divided into smaller units on a floor by floor or wing by wing basis.

The accommodation benefits from raised floors, suspended ceilings and Category II lighting. Heating and cooling is via air conditioning/heat exchangers, with distribution via ceiling tile mounted air ducts.

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.

## ACCOMMODATION

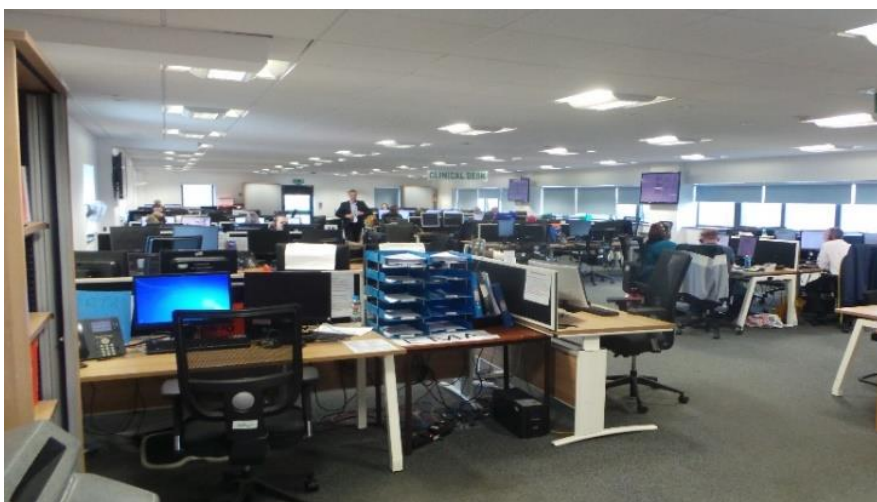
Ground Floor	6,038 sq. ft.
First Floor	5,666 sq. ft.
Total (GIA)	11,704 sq. ft.

## 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 ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The building is assessed at an EPC rating of 33 (Band B).

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.