

TO LET
Town Centre Serviced Office Suite

smith
woolley
chartered surveyors

Suite 2, Lower Ground Floor, Kent House
Station Road, Ashford TN23 1PP

1 Elwick Road • Ashford • Kent TN23 1PD

www.smithwoolley.com 01233 640800 commercial@smithwoolley.com

Situation

Kent House occupies a prominent position on Station Road and is located within a short walking distance of Ashford International passenger station and the Town Centre. Regular Hi-Speed services from Ashford International to London St. Pancras take just 38 minutes.

Junctions 9 and 10 of the M20 motorway are also within close proximity, offering easy road access to the M25, Eurotunnel and cross Channel ferry services.

Accommodation

Kent House has a number of high profile tenants including Eurostar and the NHS. The available office suite is located on the lower ground floor with access to W/C and kitchen facilities.

Office Suite 2

Office Suite 2 is an open-plan office benefitting from its own entrance at the rear of Kent House.

| | Approx. Net Internal Area | |
|---------------------------|---------------------------|---------|
| | sq. m. | sq. ft. |
| Office Suite 2 | 133.8 | 1,440 |
| Plus 2 car parking spaces | | |

Business Rates

Tenants will be responsible for payment of business rates.

Rateable Value £22,500

UBR (2023/24) 49.9p

Interested parties are advised to confirm these figures with Ashford Borough Council.



Kent House Amenities

- Perimeter trunking
- Category II lighting
- Suspended ceilings
- On site management team
- Communal meeting room to hire
- Lift access
- The Coffee Shed - Located in main reception

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. Kent House has a current energy efficient rating of 51 (Band C).

Terms

The office suite is available to let on an effective FRI lease at a rent of **£21,600 per annum plus VAT and service charge**. The landlord will also consider an all inclusive short-term letting at a monthly rent of **£3,100 plus VAT** (excluding broadband, telephone and business rates).

Legal Costs

The tenant to contribute £500 plus VAT towards the landlord's legal fees.

Viewings

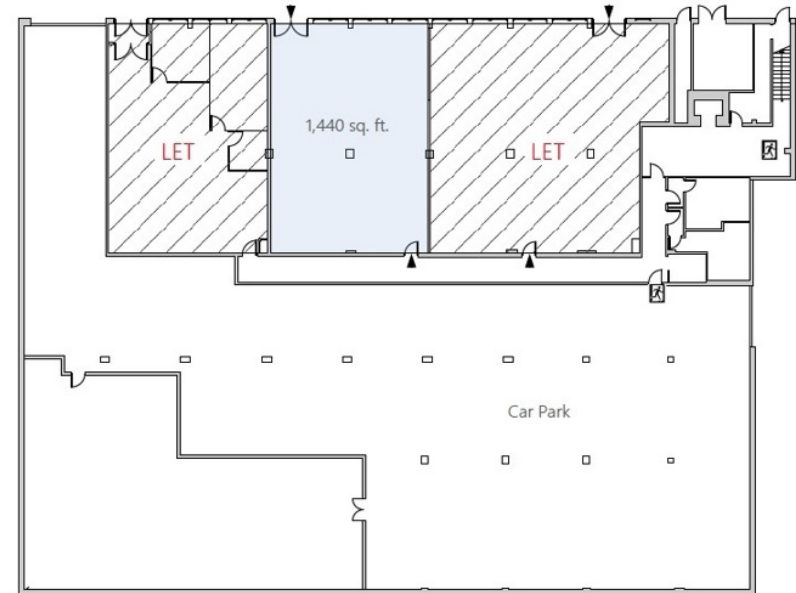
Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood

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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).
A2905/September 2023



Main Reception Area



Meeting Room



The Coffee Shed