

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).



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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

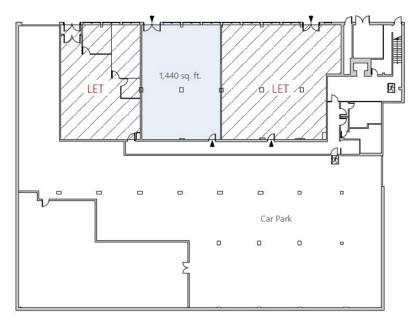
Strictly by appointment through these offices.

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



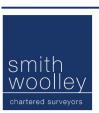




Main Reception Area

Meeting Room

The Coffee Shed



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