

24/7 Access
No Hours Restriction

TO LET

SERVICED OFFICE SUITE

WILLIAMSON HOUSE
WOTTON ROAD
ASHFORD, KENT
TN23 6LW

smith
woolley
chartered surveyors



Situation

Wotton Road is located on the Kingsnorth Industrial Estate, 1 ½ miles south of Ashford town centre and close to the major road network which links to the M20 at junction 10.

Description

Williamson House comprises a multi-let office building of various sized suites. The property benefits from intercom door system, seated reception area, shared kitchen and W.C. facilities. There is also on-site car parking with security fencing.

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www.smithwoolley.com 01233 640800 ashford@smithwoolley.com

Accommodation

Suites can be let individually or together, suites currently available are as follows:

Approx. Net Internal Area

	sq.m.	sq.ft.	Rent pcm
First Floor			
Suite 5	18.58	200	£399
Suite 7	24.39	263	£460
Suite 8	20.62	222	£399

The office suites have the benefit of one car parking space.

Rent

As listed. VAT is payable on the rent. The payment includes all services with the exception of business rates, telephones, cleaning of the individual offices and internal decoration.

In-going tenant to pay 3 months' rent in advance and monthly in advance thereafter.

Legal Costs

The ingoing tenant to pay £100 plus VAT admin fee for standard Landlord agreement.

Energy Performance Certificate

Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 71 (Band C).



Business Rates

Tenants will be responsible for payment of the business rates. Each suite has the following rateable value:

	Rateable Value
First Floor	
Suite 5	£2,350
Suite 7	£3,000
Suite 8	£2,500

UBR (2023/24) 49.9p

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

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood

siobhan.wood@smithwoolley.com

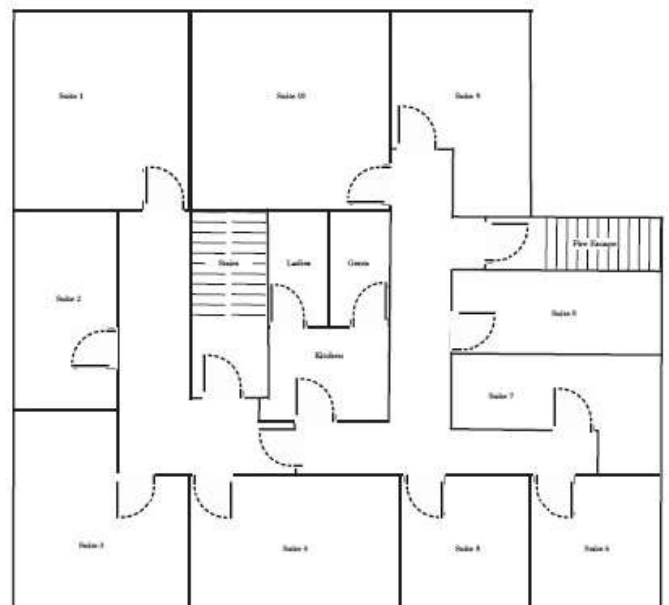
01233 640800 / 01303 226622

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SUBJECT TO CONTRACT

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

A2566/January 2024



First Floor Plan

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.



Suite 7



Suite 8



Suite 5



Reception



Kitchen & Staff Area

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