

**GROUND FLOOR - TO LET**

**Landlord Incentives Available**

smith  
woolley

chartered surveyors

**Unit 3, Highpoint Business Village  
Ashford TN24 8DH**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

## Situation

Highpoint Business Village is situated on the popular Henwood Industrial Estate, located approximately one-mile North East of Ashford Town Centre.

Ashford, in mid-Kent, is some 54 miles South-East of London. The town is expanding and benefits from a good communication network via the A20/M20 and five mainline railways in addition to the Ashford International passenger station. High speed trains run into London with a journey time of less 37 minutes. The M20 gives access to the motorway network and the Channel Tunnel, 13 miles to the East.

## Description

A ground floor office suite with carpet flooring, Dakian Heat & Air Conditioning system and under floor trunking. The office also benefits from door entry system. The office has a good configuration with larger open-plan areas and a range of smaller offices of varying sizes (see plan).

The offices also benefit from 6 allocated parking bays at the front of the building and there is also a communal bike store on the estate.

## Accommodation

	Approx. Net Internal Area	
	sq. m.	sq. ft.
Ground Floor Office <i>(including kitchen and stores)</i>	185.2	1,993

A further office of 280 sq ft is available on the first floor - Details available upon request.

## Business Rates

Tenant to be responsible for payment of business rates.

Assessments are as follows:

Ground Floor	£15,500
Car Park Spaces	£ 2,100
UBR (2024/25)	49.9p

## Services

The building has water, mains drainage and electricity.

## Energy Performance Certificate

Full EPC report and certificate are available on request. The office has a current energy efficient rating of 52 (Band C).

## Terms

The offices are to be let on flexible lease terms:

Rent	£1,700 plus VAT per month
Building S/Charge	£ 995 plus VAT per month
<b>Total</b>	<b>£2,695 plus VAT per month</b>

The tenant will be invoiced monthly in advance.

The Building Service Charge includes utilities, cleaning and maintenance and is reviewed annually in March. The tenant to be responsible for the payment of telephone, broadband and business rates charges. 3 months' rent deposit payable.

Landlord rental incentive available on lease of 3 years or longer term.

## 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:

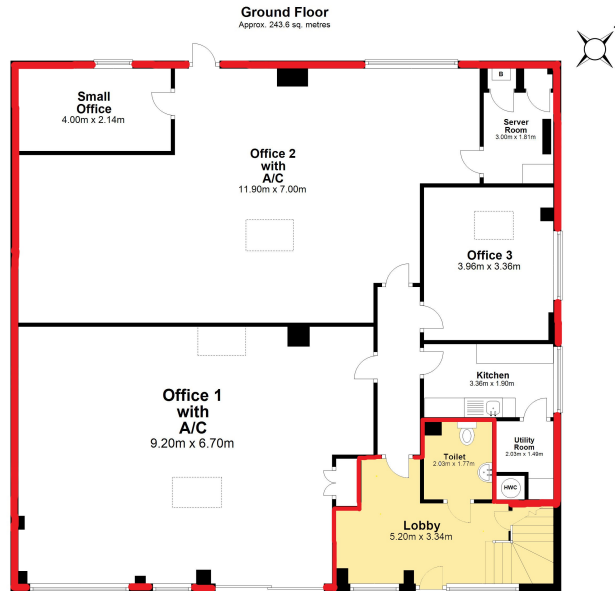
Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

01233 640800 / 01303 226622

**VACANT POSSESSION UPON COMPLETION  
SUBJECT TO CONTRACT**





Unit 3 , Highpoint Business Village, Henwood, Ashford

### Indicative Floor Plan

**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit 3  
Highpoint Business Village  
Henwood  
LEWISFORD  
TN24 8DH

Certificate Reference Number:  
0330-0238-4149-0696-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A 0-25  
B 26-50  
C 51-75  
D 76-100  
E 101-125  
F 126-150  
G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

52 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 362  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 43.54  
Primary energy use (kWh/m<sup>2</sup> per year): 256.55

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
25 If newly built  
7.5 If typical of the existing stock



(This firm operates a Complaints Handling Procedure, details of which are available upon request). A3081/April 2024

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.