

Situation

The KPCH Business Park is located on the southern side of Canterbury Road on the northern edge of Orbital Business Park. It has good access to the M20 through the Orbital Business Park as well as being located approximately 2 miles from the Town Centre.

Ashford is an expanding town with a good communication network via the M20 Motorway and mainline railway station. High Speed trains run into London in approximately 38 minutes and the Channel Tunnel Terminal is 13 miles to the east.

Description

Unit 3A is an end-terrace store accessed via a roller shutter door and personnel door and has a mezzanine store. The unit benefits from fluorescent strip lighting, forecourt parking and on-site shared w.c. facilities.

Accommodation

Approx. Gross Internal Area

	sq. m.	sq. ft.
Unit 3A	580.26	6,245
Mezzanine	100.70	1,084
Total	680.96	7,329

Business Rates

Tenant to be responsible for the payment of business rates.

Rateable Value £32,750 UBR (2024/25) 49.9p

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

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. The offices have a current EPC rating of 76 (Band D).



Terms

The unit is available to let on a flexible Tenancy at Will basis at a rent of £2,000 per month plus VAT. Rent payable monthly in advance. Water and drainage included in rent. Electricity (sub meter) payable by tenant.

One month rent deposit and estate service charge payable.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood Philip Clapham

<u>siobhan.wood@smithwoolley.com</u> <u>philip.clapham@smithwoolley.com</u>

01233 640800 01303 228729

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2432/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.