

TO LET

**The Garden House, Little Chilmington
Great Chart, Ashford, Kent TN23 3DN**

smith
woolley
chartered surveyors



Ground & First Floor Office / Studio

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Situation

The Garden House is located on Chilmington Green Road, just off the A28. Ashford Town Centre is within a 10 minute drive and Junction 9 of the M20 Motorway is less than 5 miles away.

Ashford benefits from a good communication network via the A20/M20 and mainline high-speed trains that run into London with a journey time of 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the East.

Chilmington Green is a new neighbourhood development of around 5,750 new homes surrounded by protected woodlands, beautiful parkland and green open spaces. The area benefits from local shops and nursery, primary and secondary schools are close by.

Description

This Grade II Listed building offers character and charm. The first floor premises is accessed via a shared entrance hall and benefits from its own reception area of approximately 140 sq ft with a feature block wall and large window. The first floor comprises a large open plan area with a small separate manager's office/meeting room. The property benefits from a car parking area which is shared by both ground and first floor offices. There is a shared kitchen and WC facilities on the ground floor.

Accommodation

	Approx. Net Internal Area	
	sq. m.	sq. ft.
Reception Area	13.00	140
First Floor	54.62	588
Total	67.62	728



First Floor Studio



Ground Floor Office

Business Rates

	First Floor	Car parking
Rateable Value	£9,500	£600
UBR (2024/25)	49.9p	49.9p

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

Energy Performance Certificate

Full EPC recommendation report and certificate are available. The premises has a current energy efficient rating of 61 (Band C).

Terms

The office is available to rent from 1st July by way of a new Tenancy at Will agreement at a rent of **£850 per calendar month (no VAT)**. 3 months deposit is payable. Tenant responsible for the payment of utilities and business rates.

Legal Costs

The ingoing tenant to pay a contribution of £100 towards the cost of preparing the letting agreement.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available on request) 2444/July 2024



Entrance Hall



First Floor Office