

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

Goodwood Barn is located on Court Lodge Farm on the Hinxhill Estate, approximately one mile from Junction 10 of the M20 Motorway.

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

Goodwood Barn is a detached barn which has been converted to provide character, good quality offices. The offices have communal kitchen and WC facilities, air-conditioning/heating, feature curved ceiling with spotlights and carpets. The office is mostly open plan but has one separate meeting room office.

Accommodation

The offices have the following accommodation:

sq m	sq ft
45.4	489
<u>15.5</u>	<u>167</u>
60.9	656
	45.4 <u>15.5</u>

Plus 3 car parking spaces

Business Rates

Tenants will be responsible for the payment of business rates as follows:-

Rateable Value	£10,000
UBR (2024/25)	49.9p

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

Energy Performance Certificate

Full EPC recommendation reports and certificates available upon request. The offices have a current EPC rating of 43 (Band B).

Terms

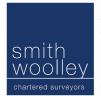
Office 3 is available to rent at £1,000 per month plus VAT and service charge. Length of lease is negotiable. Current service charge is £66 per month plus VAT which includes the following:

- Cleaning of communal areas
- Septic tank clearing
- Estate maintenance

The tenant pays for business rates, broadband, water and electricity (usage) and contribution towards buildings insurance.

Legal Fees

Tenant to make a contribution of £500 plus VAT towards the landlord's legal fees.



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.

Viewings Strictly by appointment through these offices.

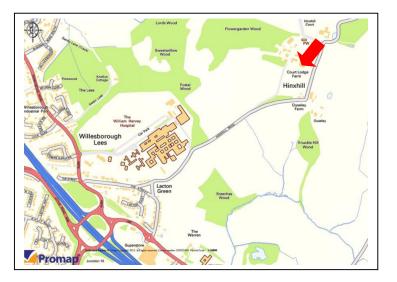
For Further Information Contact:

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Philip Clapham philip.clapham@smithwoolley.com 01303 226622

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2401/June 2024

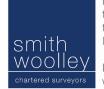




Office

Meeting Room

Kitchen



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