

TO LET

**Goodwood Barn, Court Lodge Farm
Hinxhill, Ashford TN25 5NR**

smith
woolley
chartered surveyors

**First Floor Office Suite of 655 sq ft
with Parking**

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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:

	<i>sq m</i>	<i>sq ft</i>
First Floor		
Office 3	45.4	489
Meeting Room	<u>15.5</u>	<u>167</u>
Total	60.9	656

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.

Viewings

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 upon request).
2401/June 2024



Office



Meeting Room



Kitchen