



KENT HOUSE

81 STATION ROAD ASHFORD TN23 1PP



FULLY FITTED OFFICES TO LET
SMALL SUITES AND OPEN PLAN FLOORS AVAILABLE
1,400 - 8,500 sq ft



HI SPEED FIBRE
BROADBAND



AIR
CONDITIONING



KITCHEN
FACILITIES



ON SITE
MANAGEMENT



ON SITE
CAFE



WC'S ON
EACH FLOOR



PASSENGER
LIFT



LANDSCAPED
GROUNDS



MEETING ROOM
FOR HIRE



CAR
PARKING



SECURE
BIKE STORE



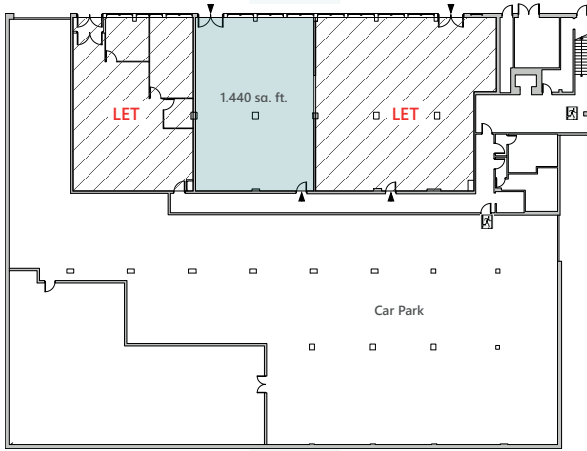
Kent House is a six storey, multi-let office premises set in a prominent and accessible location in the centre of Ashford. Current occupiers include Eurostar and NHS Property Services.

Kent House is one of Ashford's premier office buildings and has been refurbished to a high-standard. It provides a wide range of office accommodation and benefits from on-site car and bicycle parking, Meeting rooms and on site management team.

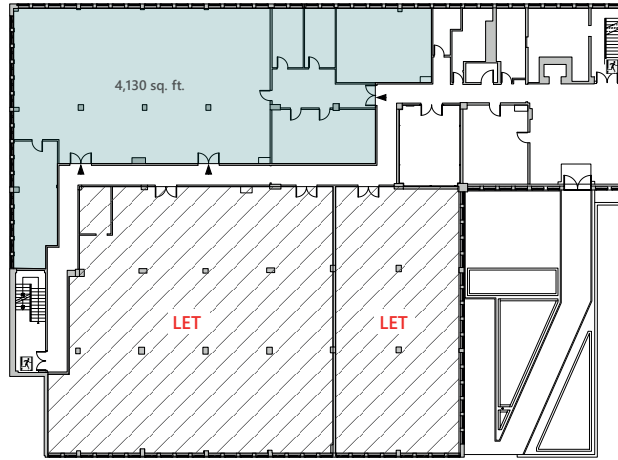
The building also benefits from:

- On site café operated by The Coffee Shed
- Air conditioning
- Refurbished meeting room available to hire
- Recently upgraded external landscaping and communal areas
- Conveniently located in between Ashford International station and the High Street

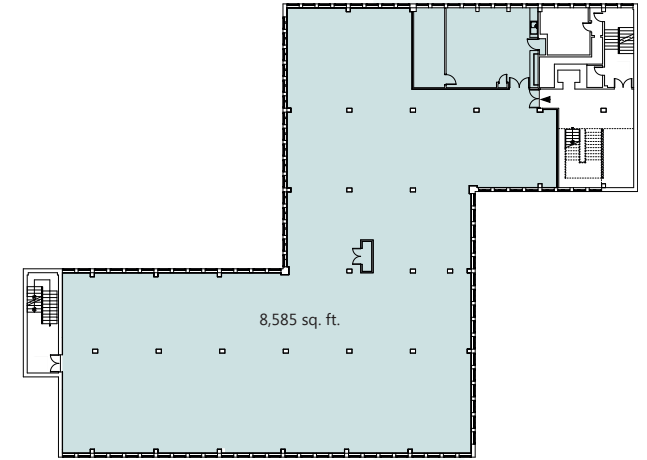




Lower Ground Floor



Ground Floor



Third Floor

ACCOMMODATION

Available accommodation is on the third, ground and lower ground floors.

The Ground floor suite is predominantly open plan and includes a kitchen/break out room, two meeting rooms and a board room. The floor can be returned to fully open plan configuration if required.

The lower ground floor suite is open plan with a separate entrance providing DDA access to the car park and street level.

The space on the third floor is currently undergoing refurbishment but is available immediately.







LOCATION

Within a few minutes of Kent House are a comprehensive range of cafes, bars, restaurants, hotels, recreation facilities and top-brand shopping in Ashford Designer Outlet.



1. COUNTY SQUARE SHOPPING CENTRE



2. THE STOUR CENTRE - LEISURE CENTRE & GYM



3. ASHFORD INTERNATIONAL STATION



4. THE COACHWORKS - BARS, EATERIES & EVENTS



5. THE HAMPTON HILTON - HOTEL



6. SNAP FITNESS



7. THE CURIOUS BREWERY - TAPROOM & RESTAURANT



6. THE PICTUREHOUSE CINEMA



6. ELWICK PLACE - PICTUREHOUSE CINEMA & RESTAURANTS



6. UNITA



8. KENT HOUSE CAFE



9. ASHFORD DESIGNER OUTLET



8

3 ASHFORD INTERNATIONAL

9

ASHFORD DESIGNER OUTLET



B2229

A2042

A2042

M20

1

2

4

7

5

6



CONNECTIONS

Ashford is extremely well connected for London and the SE region, for European road and rail routes and for the key intercontinental airports at Heathrow and Gatwick. Close to Ashford International rail station which is served by the domestic High Speed 1 (HS1) rail link which connects the town to London St Pancras in 37 minutes. HS1 trains every 30 minutes from Ashford International to London St Pancras 7 days a week.

Junctions 9 and 10 of the M20 motorway are also within close proximity, offering easy road access to the M25, Eurotunnel services from Folkestone and cross Channel ferries from the Port of Dover. The new £100m junction 10a and link road to the A2070 was completed in August 2020, which has improved access from Ashford to the M20.

London Heathrow and London Gatwick airports are both within 90 minutes of Kent House.







TERMS

Rent - £15 psf

Service charge 21/22 - Approximately £6.77 per sq ft plus VAT

Fully managed option available with all inclusive pricing. Details available on request.

EPC - Available on request

FURTHER INFORMATION



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