



**FITTED OFFICES TO LET
IN ASHFORD TOWN
CENTRE**

- High speed fibre broadband
- Air conditioning
- Suspended Ceilings with integrated lighting and perimeter trunking
- Fully staffed reception area
- Car and Bicycle Parking
- Refurbished meeting room available to hire

Kent House

Station Road, Ashford, TN23 1AP

**AVISON
YOUNG**

Summary

Available Size	1,440 to 14,462 sq ft / 133.78 to 1,343.56 sq m
Rent	£15 per sq ft
Rates Payable	£6.28 per sq ft based on 2023 valuation
Service Charge	£6.38 per sq ft
EPC	D

Property Highlights

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 a fully staffed reception.

Location

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. 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.

Accommodation

Available accommodation is on the ground and lower ground floors. The lower ground floor suite has additional access at ground floor level to the car park.

Name	sq ft	sq m	Rent (sq ft)	Total /sq ft	Availability
Lower Ground - Floor	1,440	133.78	£15	£28.45	Under Offer
Ground - Floor	4,437	412.21	£15	£27.66	Available
3rd	8,585	797.57	£15	£28.48	Available
Total	14,462	1,343.56	£15	£28.20	

Specification

The suites have been refurbished with the following specification:

- High speed fibre broadband
- Air conditioning
- Suspended Ceilings with integrated lighting
- Perimeter trunking
- Double glazing
- Passenger lift
- Kitchen

The building also benefits from:

- Fully staffed reception area
- Male and Female WCs on each floor
- Car and Bicycle Parking
- Recently upgraded external landscaping and communal areas
- Refurbished meeting room available to hire

Terms

New lease with flexible terms available.



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