

# HUMMERSTONE & HAWKINS

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## GRADE 11 OFFICE SPACE NEAR ASHFORD TO LET



Ground & First floor offices available to let.

Office sizes range from 114sq. ft through to 145sq. ft.

Share of a communal kitchen and toilets.

On street parking within the village.

Easy access to Ashford town centre & station.

Available on rolling 12 month licence agreements.

**39 Church Street**

**Wye**

**TN25 5BL**

**Tenure: TO LET**

**Rental: £250pcm - £270pcm**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Wye is a small, picturesque village in Kent located some 5 miles from Ashford and some 11 miles from Canterbury.

The subject property enjoys a prominent position within the heart of the village where nearby businesses include a newsagents, a bakery, a Chinese restaurant, a hair & beauty salon, a butchers / delicatessen, a hotel/pub and a café.

The village has good transport links with easy access to the A2070, A28 and M20.

Wye has its own train station which offers a service into London St Pancras (1hr 4mins) & London Charing Cross (1hr 29mins)

**DESCRIPTION:**

The subject property comprises of a fairly sizeable Grade 11 listed period building. The property is arranged as nine private offices over three floors with communal ladies and gents toilets and kitchen area which are located on the ground floor.

**INTERNAL DETAILS:**

An entrance door from Church Street leads into a lobby and then an entrance hall. From here there are stairs leading to the upper floors plus at the rear a door through to a communal kitchen area where there is a door to an inner lobby and the ladies and gents toilets.

Office 3 - A ground floor internal office which is carpeted and has a glass divide onto the hallway where there is a window which provides some natural light.

Office 7 - A second floor office with a sash window to the front aspect, carpet and electric storage heater.

Office 9 – A second floor office with sloping ceilings, 2 windows to side and a window to rear, fitted storage cupboards and carpet.

**APPROXIMATE MEASUREMENTS:**

Office 3 - 145sq ft.

Office 7 - 145sq ft.

Office 9 - 114sq ft.

**RENT:**

Office 3 is available at a rental of £270pcm.

Office 7 is available at a rental of £270pcm.

Office 9 is available at a rental of £250pcm.

**TERMS:**

The offices are available by way of 12 month licence agreements.

A rental deposit of 6 weeks will be required.

**SERVICES:**

We understand that the utility costs are divided equally between the number of offices let at the property.

The communal areas are cleaned and the weekly cost of £55 is also divided in the same way.

**EPC:**

The premises has an EPC rating of D

**RATES:**

Each office is independently assessed for business rates and rateable values can be confirmed via the VOA (Valuation Office Agency) website. Interested parties are recommended to contact the relevant council in respect of small business rate relief.

**FEES:**

Proposed tenants will be responsible for the modest costs of drawing up the licence agreements.

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)**

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Office 1



Office 5



Street view



Communal kitchen