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TO LET



**FIRST FLOOR, JAVELIN HOUSE, JAVELIN ENTERPRISE PARK,
HENWOOD INDUSTRIAL ESTATE, ASHFORD, KENT**

NEWLY REFURBISHED

**OFFICE ACCOMMODATION ON ESTABLISHED ESTATE CLOSE TO MOTORWAY AND
TOWN CENTRE.**

***** WITH PARKING *****

LOCATION

Javelin Enterprise Park is located just beyond Wyvern Way at the northern end of the estate. The Henwood estate is one of the well established industrial areas of Ashford, close to the town centre and mid-way between junctions 9 and 10 of the M20.

Ashford, the designated growth centre of Kent, currently has a population of approximately 54,000 inhabitants and is located in the centre of the county. It benefits from a fine communications network via the A20/M20 and five mainline railways. The international passenger station now gives direct access to northern continental Europe.

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FIRST FLOOR, JAVELIN HOUSE, JAVELIN ENTERPRISE PARK, HENWOOD

DESCRIPTION

Javelin House is a newly refurbished office building which has been finished to a very good standard to include Category 2 lighting, carpeting throughout, double glazed windows and individual heating/cooling controls. One suite is available on the first floor, which is 362 sq.ft. There is a secure car park area in addition to a large on-street parking area.

ACCOMMODATION

<u>SUITE</u>	<u>OFFICE SPACE</u>	<u>CAR PARKING</u>
HEVER	362 sq.ft.	2 spaces

SERVICES

There is a kitchen and WC at first floor level with access to further male and female WCs on the ground floor if desired.

TERMS

The premises is available on new internal repairing lease at all-inclusive rent as follows:

<u>SUITE</u>	<u>RENT</u>
HEVER	£845 per calendar month

Rents will include business rates, heating, air conditioning, lighting, power, cleaning of common parts, insurance and repairs.

There is a formal Code of Practice for commercial lease, details of which can be found at www.commercialleasecodeew.co.uk This code is supported by the Royal Institution of Chartered Surveyors.



LEGAL FEES

The ingoing tenants will be responsible for the landlord's reasonable legal costs.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8DE

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