

TO LET



FIRST FLOOR OFFICE SUITE, **TRAFALGAR HOUSE, ELWICK ROAD, ASHFORD, KENT**

LOCATION

The building is located on the junction of Elwick Road and Bank Street in the centre of Ashford, only four minutes walk from the International rail passenger station which, via the Eurostar service, gives access to Paris and Brussels.

There is a long stay car park within a two minute walk, whilst short term parking is available on street adjacent to the building and in the immediate vicinity.

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. When the CTRL opens in 2007 London will be some 37 minutes distant.

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DESCRIPTION

This is a modern four storey office block constructed in the 1970s, having a ground floor common entrance with lift to all floors.

The first floor has one suite available, to the side of the central corridor, which has good natural light, central heating, suspended ceilings and carpet. There are toilets on each floor. The building has an electronic lock to the main door and entryphone.

ACCOMMODATION

Left Hand Suite 704 sq.ft.

SERVICES

All services are connected to the building. There is a lift serving all floors. There is gas fired central heating, and toilets on each floor. A charge is made by the landlord for repairs, insurance and management etc, this is currently £2,792.72 for the suite.

RATEABLE VALUE

The suite is assessed at a rateable value of £6,600. The current uniform business rate multiplier for the year 2011/2012 is 43.3p. Small Business Rate Relief may also apply reducing the overall liability by 90% until 30th September 2012 and 45% thereafter.

TERMS

The suite is available by way of assignment or sub-letting at a rent of £7,320. The lease expires on 23rd March 2012 on equivalent full repairing and insuring basis. Sub-leases can be considered.

There is a recently issued 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.



VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN23 1PF.