

TO LET

FIRST FLOOR OFFICE SUITE



UNIT 4, HIGHPOINT BUSINESS VILLAGE, ASHFORD, KENT

FIRST FLOOR OFFICE ACCOMMODATION LOCATED IN THRIVING BUSINESS VILLAGE

LOCATION

Highpoint Business Village is located on the Henwood Industrial Estate within easy walking distance of the town centre. Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and will benefit from the CTRL high speed link reducing journey times into St Pancras (in 2009) to approximately 35 minutes. The M20 motorway gives access to the motorway network and the Channel Tunnel is 13 miles to the east.

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DESCRIPTION

This modern, two storey, purpose built office building provides approximately 800 sq.ft of accommodation on the first floor benefiting from its own small kitchenette area. Shared toilets are located on both floors, with male and disabled on the ground floor and female facilities on the first floor. The suite is predominantly open plan and benefits from three car parking spaces. It has been finished to a high standard, having suspended ceiling, category II lighting and triple compartment perimeter trunking which has been fitted with Cat 5 cabling.

ACCOMMODATION

First Floor **795 sq.ft.**

Three car parking spaces.

SERVICES

All mains services are connected to the premises.

RATEABLE VALUE

The premises are assessed at a rateable value of £9,300, the current small business rate multiplier for the year 2010/2011 is 0.407. Small business rate relief may be applicable.

TERMS

The premises are available by way of a new IRI lease, the terms of which are negotiable however a rent is being sought in the region of £9,500 per annum. VAT is charged on the rent. There is a service charge to cover heating, electricity, management and cleaning of common parts, with the tenants of the upper floor currently paying £3,640 p.a., representing 52% of the building costs.

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

By easy appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8DH

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