

TO LET

TOWN CENTRE OFFICES



17 - 25 NEW RENTS, ASHFORD, KENT, TN23 1DX
FIRST AND SECOND FLOOR OFFICE SUITES

***CENTRALLY LOCATED OFFICE ACCOMMODATION WITH THE
BENEFIT OF CAR PARKING SPACES***

LOCATION

The property is located in Ashford's town centre on New Rents, an extension of the High Street. Ashford is located in mid-Kent and is approximately 54 miles south east of London with excellent road communications via the M20 and with easy access to the Channel Tunnel and ports. The mainline railway is currently being upgraded to a high speed line which will reduce the journey time from London from seventy to forty minutes.

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DESCRIPTION

The property comprises of first and second floor open plan office suites which benefit from carpeted floors, suspended ceiling with integral lighting, central heating and perimeter trunking. There is shared use of toilet facilities, which are positioned on each half landing.

Each office suite further benefits from two dedicated car parking spaces to the rear of the building .

ACCOMMODATION

First floor offices 1,279 sq. ft.
Second floor offices 1,268 sq. ft.

LEASE TERMS

The property is available by way of an effectively full repairing and insuring lease on terms to be agreed.

RENT

First floor offices: £12,000 per annum exclusive.
Second floor offices: £12,000 per annum exclusive.

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.



SERVICE CHARGE

There is a Service Charge payable which will cover the building's insurance, services and heating and external repairs.

First floor offices: £2,135 per annum.
Second floor offices: £2,117 per annum

RATEABLE VALUE

The rateable value for the 1st floor is £11,250. The uniform business rate multiplier is 0.407, subject to small business rate relief. Transitional Relief allows for a restriction on the increase from last year's liability to £4,183.03 for 2010/11.

The rateable value for the 2nd floor is £8,900. The uniform business rate multiplier is 0.407, subject to small business rate relief.

VIEWING

By easy appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN23 1DX.