

Colyer Commercial

CHARTERED SURVEYORS
Tufton Street, Ashford, Kent TN23 1EE

Tel (01233) 640800

Fax (01233) 640697

www.colyer-commercial.co.uk

TO LET



1st FLOOR OFFICES, ASHFORD ORBITAL, MONUMENT WAY, ORBITAL PARK, ASHFORD, KENT

LOCATION

The premises are located on Orbital Park, close to Junction 10 of the M20 and approximately 1½ miles south-east of the town centre in an area of motor retailers and the cattle market.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and soon to benefit from the CTRL high speed rail link, reducing journey times into St Pancras (in December) to approximately 35 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

/...

Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

DESCRIPTION

The property comprises a suite of self-contained offices within a larger building, providing a large corner office and three smaller offices with some storage space. The offices are fully wired with Category 5 cabling; there is central heating, air conditioning, window blinds, Category II lighting, carpet, suspended ceiling and shared kitchen and toilet facilities. There are six allocated car spaces for the accommodation.

ACCOMMODATION

Main office	522 sq.ft.
Office	114 sq.ft.
Storage	68 sq.ft.
Office	223 sq.ft.
Office	338 sq.ft.

Total: 1,265 sq.ft.

Plus 6 car parking spaces.

SERVICES

Central heating, electricity and water are supplied by the landlord and the cost recovered by way of a service charge.

All mains services are connected.

BUSINESS RATES

The property is not currently separately assessed and the apportioned rates are included in the service charge.

TERMS

The premises are offered on a new internal repairing lease at a rent of £15,000 per annum, length by negotiation. The service charge is currently £500 per month.

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.

LEGAL FEES

The ingoing tenant is to bear the landlord's reasonable legal fees in the preparation of the new lease.

VIEWING

By appointment with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN24 0HB