

Colyer Commercial

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TO LET

HIGH SPECIFICATION OFFICE SUITE WITH CAR PARKING



SUITE 1, GROUND FLOOR, HENWOOD PAVILION, ASHFORD, KENT

MODERN PROMINENT OFFICE PREMISES CLOSE TO THE CENTRE OF TOWN

LOCATION

This property is located on the junction of Henwood Road and Hythe Road, the A292, just East of Ashford town centre.

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 this year) to approximately 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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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.

SUITE 1, GROUND FLOOR, HENWOOD PAVILION, ASHFORD, KENT

DESCRIPTION

Henwood Pavilion is a modern office building built in 1990. The office suite benefits from a separate front door close to the car park, raised floors allowing concealed wiring, good natural lighting and a good standard of decoration throughout.

There are communal male and female toilets and a kitchen on the first floor with a disabled W.C on the ground floor. Externally there are 3 car parking spaces allocated to this suite.

ACCOMMODATION

Ground Floor

Suite 1 483 sq. ft.

SERVICES

Mains services are connected to the premises.

RATEABLE VALUE

We are advised by Ashford Borough Council Rating Department that this office suite has an assessment of £6,100. The non-domestic multiplier for the year 2011/12 is 0.433, or 0.426 should the Small Business non-domestic multiplier apply. The premises is eligible for Small Business Rate Relief which can reduce the rate liability by 98% until 30th September 2012 and 49 % thereafter.

LEGAL COSTS

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

TERMS

The suite is available on a new internal repairing and insuring lease, the terms and length by negotiation, at a rent of £7,350 per annum + VAT, with the service charge for the heating, lighting, insurance and cleaning of common areas fixed at £1,932 per annum + VAT.

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.



VIEWING

By easy appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching on TN24 8DH