

# Colyer Commercial

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## TO LET

*VERY MODERN HIGH SPEC OFFICES*



**170 UPPER PEMBERTON, EUREKA BUSINESS PARK,  
ASHFORD, KENT**

### **LOCATION**

Eureka Business Park is located off Junction 9 of the M20, one mile north of the town centre in a campus style setting with a local centre immediately opposite having shops, pub etc.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a current population of approximately 60,000 inhabitants, and benefits from a fine communication network via the A20/M20 and five mainline railways in addition to the international passenger station giving direct access to northern continental Europe. High speed trains are now running into London with a journey time of 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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**170 UPPER PEMBERTON, EUREKA BUSINESS PARK,  
ASHFORD, KENT**

**DESCRIPTION**

Very modern offices on two floors with seven car spaces, constructed in 2008 with raised floors and air conditioning. There is superb natural light from the full-height glazing front and back. The total usable office area is 1,389 sq. ft. The premises is offered on a new fully repairing and insuring lease, at a rent of £25,000 per annum.

**ACCOMMODATION**

|                     |        |              |
|---------------------|--------|--------------|
| <u>Ground Floor</u> | Office | 690 sq.ft.   |
| <u>First Floor</u>  | Office | 699 sq.ft.   |
|                     |        | -----        |
| Total:              |        | 1,389 sq.ft. |

**SERVICES**

All mains services are connected.

**RATEABLE VALUE**

The Valuation Office website indicates that the premises have a rateable value of £23,000. The current uniform business multiplier for the year 2011/2012 is 0.433. Transitional relief will reduce the amount due for this year.

**TOWN PLANNING**

The unit has B1 consent.

**TERMS**

The premises are offered on a new fully repairing and insuring lease, length by negotiation, at a rent of £25,000 per annum.

There is a Code of Practice for commercial lease, details of which can be found at [www.commercialleasecodeew.co.uk](http://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 easy arrangement with the either of the joint agents, Colyer Commercial (01233 640800), or Martine Waghorn (01622 672233).

**MAP**

Find it at Multimap.com searching TN25 4AZ