

## TO LET

**FIRST FLOOR OFFICE SUITES 150 SQ. FT. TO 367 SQ. FT.  
AVAILABLE ON SHORT TERM AGREEMENTS**



**FIRST FLOOR, 100 ELLINGHAM WAY, ASHFORD, KENT**

### **LOCATION**

Ellingham Industrial Estate is located at the junction of the A2070 Romney Marsh road and the Southern Orbital Road which connects to Junction 10 of the M20. The site has a prominent position, visible from the Southern Orbital Road, approximately 2 miles south 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 2007) to approximately 35 minutes.

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**DESCRIPTION**

Well appointed, first floor office suites comprising part of a larger, modern two storey office block with warehouse attached, providing good quality offices with suspended ceiling, Cat 2 lighting, fitted window blinds, carpeting, shared WCs and lobby drinks dispenser. Good parking provision.

The suites are available complete with quality office furniture comprising workstation, shelving units, low level cupboards and office chairs.

**ACCOMMODATION**

**First Floor**

Office F5	150 sq. ft.
Office F6	227 sq. ft.
Office F7	367 sq. ft.

**SERVICES**

All mains services are connected to the premises.

The landlord will provide heating, lighting and power as part of the all inclusive charge.

**RATEABLE VALUE**

The landlord will pay the rates, benefiting from quantum discount, and include the rates within the overall charge.

**TERMS**

The office suites are available on a short term agreement on the following all-inclusive charges;

Office F5	£4,000 per annum (£ 333.33 per calendar month)
Office F6	£6,000 per annum (£ 500.00 per calendar month)
Office F7	£9,035 per annum (£ 752.92 per calendar month)

The all inclusive rental payment is not subject to VAT.

**LEGAL FEES**

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

**VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

**MAP**

Find it on Multimap.com by searching TN23 6LZ

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