

Colyer Commercial

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TO LET

HIGH SPECIFICATION OFFICE SUITE WITH CAR PARKING



SUITE 2, FIRST 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 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 37 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 2, FIRST FLOOR, HENWOOD PAVILION, ASHFORD, KENT

DESCRIPTION

Henwood Pavilion is a modern office building built in 1990. The offices are well illuminated with good natural light from full height double glazed windows at the front elevation, raised floors allowing concealed wiring and a good standard of decoration throughout.

The suite has the benefit of an air-conditioning unit providing comfort cooling in the warmer weather.

There are communal toilets and kitchen on the first floor. Externally there are 3 car parking spaces allocated to this suite.

ACCOMMODATION

Suite 2 510 sq. ft.

SERVICES

Mains services are connected to the premises.

RATEABLE VALUE

The Valuation Office Agency has listed the property with an assessment of £6,500. The current Uniform Business Rate multiplier for the year 2010/2011 is 0.407, subject to small business rate relief Transitional relief is applicable and will restrict the increase from last year's rate bill.

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 at a rent of £7,650 per annum. There is a service charge of £2,040 per annum + VAT which covers all heating, lighting, insurance, cleaning of common areas, repairs to the building, waste removal and landscape gardening.

The air conditioning maintenance is a separate item borne by the tenant.

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.



VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8DH

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