

TO LET

2 No. OFFICE SUITES OF 178 & 273 SQ.FT.



**SECOND FLOOR, STRANGFORD HOUSE, CHURCH ROAD,
ASHFORD, KENT**

SECOND FLOOR OFFICES, HAVING SHARED ENTRANCE,
KITCHEN & WC FACILITIES
PLUS THE OPTION OF TWO CAR PARKING SPACES

LOCATION

Strangford House is located on the eastern side of Church Road, close to the centre of Ashford.

Ashford, the designated growth centre of Kent currently has a population of approximately 54,000 inhabitants and is centrally located within the county. It benefits from fine communications via the A20/M20 and five mainline railways. The International Passenger Station gives direct connections to northern Continental Europe and since late 2009 the CTRL high speed rail link to London takes only 37 minutes.

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DESCRIPTION

These two offices totalling approximately 450 sq.ft. are decorated to a good standard and benefit from central heating and independent phone lines. Two car parking spaces are available for an additional rent of £40 per space per calendar month. Shared kitchen and WC facilities are available on the same floor. Given the premises' shared nature, access is only available between the hours of 8:30am to 5:00pm, five days a week.

ACCOMMODATION

Front Office: 273 sq.ft.

Rear Office: 178 sq.ft.

TERMS

The premises are available by way of all inclusive rents(with the exception of telephone charges) of £325 and £215 per calendar month for the front and rear offices respectively. The tenant is responsible for maintaining the premises' decorations internally.

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

By easy arrangement with the agents, Colyer Commercial.

MAP

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