

## TO LET

OFFICE SUITES 188 – 476 SQ. FT.

'EASY-IN - EASY-OUT'

WITHIN ATTRACTIVE PERIOD TOWN CENTRE OFFICE BUILDING  
WITH ON-SITE PARKING



**REGENCY BUSINESS CENTRE,**  
**6/7 ELWICK ROAD, ASHFORD, KENT, TN23 1PD**

### **LOCATION**

The property lies in a convenient town centre location with easy access to Ashford International station.

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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**DESCRIPTION**

Office suites are available within this period three-storey (plus basement) elegant office building. Gas fired central heating throughout. Shared kitchen and WCs. Allocated on-site parking.

**ACCOMMODATION**

Suite		Floor area	Monthly rental	Rateable Value
Basement	Storage	164 sq.ft.	£150.00	£460.00
Ground Floor	Suite B	194 sq.ft.	£260.00	£2,850.00
	Suite H	476 sq.ft.	£600.00	£3,900.00
Second Floor	Suite F	188 sq.ft.	£230.00	£2,150.00
<b><u>Total Floor Area</u></b>		<b>1,022 sq.ft.</b>	+ VAT	

**Parking:** 1 No. parking space to be allocated per suite, located either to the front or rear of the premises.

**SERVICES**

All mains services are connected.

**RATEABLE VALUE**

The Valuation Office website indicates that the suites are separately assessed for business rating purposes. The non-domestic multiplier for the year 2011/12 is 0.433, or 0.426 should the Small Business non-domestic multiplier apply, subject to Small Business Rate Relief of 100% until 31<sup>st</sup> March 2013 and 50 % thereafter.

**TERMS**

The suites are available individually or in combination by way of a standardised Tenancy at Will agreement, the tenant to be responsible for repairs and decoration of the internal parts of the office suite. Rents as stated to be inclusive of utility charges (with the exception of telephone charges). Tenants to be responsible for payment of business rates during occupation (see above). VAT to apply to rents stated.

**LEGAL FEES**

The tenant is to meet the landlord's reasonable legal costs in the preparation of the documentation (usually £50 plus VAT).

**VIEWING**

By easy arrangement with the agents, Colyer Commercial.

**MAP**

Find it at [Multimap.com](http://Multimap.com) searching TN23 1PD.