

Colyer Commercial

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TO LET

HIGH SPECIFICATION OFFICE SUITE WITH CAR PARKING



SUITE 1, SECOND FLOOR, HENWOOD PAVILION, ASHFORD, KENT

***MODERN PROMINENT OFFICE PREMISES CLOSE TO THE CENTRE OF TOWN
NOW AVAILABLE ON AN ALL INCLUSIVE AND SHORT TERM EASY IN, EASY OUT
BASIS***

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 has a population of approximately 54,000 inhabitants and forms the gateway to Europe. Situated some 54 miles South East of London, adjacent to the M20, Ashford offers excellent motorway links to the Channel Tunnel at Cheriton (12 miles), Folkestone and Dover Channel Ports with quick ferry links to France and Belgium. The Ashford International Rail Passenger Station gives fast access to Paris in 2 hours and Brussels in 2½ hours.

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 1, SECOND 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

Second Floor Suite 1 558 sq. ft.

SERVICES

Mains services are connected to the premises.

RATEABLE VALUE

The Valuation Office Agency has listed the property with an assessment of £5,400. The current Uniform Business Rate multiplier for the year 2011/2012 is 0.433. Small business rate relief may apply upon assessment, which can provide 100% exemption until 30th September 2012 and 50% thereafter.

LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonable legal cost in the preparation of a new lease.

TERMS

The suite is available on a new internal repairing and insuring lease, the terms and length by negotiation, at a rent of £7,800 per annum + VAT, with the service charge for the heating, lighting, insurance and cleaning of common areas fixed at £2,232 per annum + VAT.

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

By easy appointment with the agents, Colyer Commercial.

MAP

Find it on Multimap.com by searching TN24 8DH.