

TO LET

FIRST FLOOR OFFICES



93B ELLINGHAM WAY, ASHFORD, KENT

LOCATION

The unit is located on Ellingham Way Industrial Estate, approximately two miles south of Ashford town centre, close to the southern orbital road which links to the M20 at Junction 10.

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

This first floor suite of offices provides four rooms totalling 687 sq.ft. With good natural light, central heating, fluorescent lighting, suspended ceiling, carpets and adequate power sockets.

There are shared toilet facilities on the ground floor, where a further room may be made available as a reception at additional cost if required.

There is plenty of parking in close proximity to the building.

The ground floor entrance has the stairs to the first floor opposite the front door, making the accommodation almost self-contained.

ACCOMMODATION

Office (1)	207 sq.ft.
Office (2)	191 sq.ft.
Office (3)	160 sq.ft.
Office (4)	<u>129 sq.ft.</u>
Total:	687 sq.ft.

Car parking – opposite the entrance.

SERVICES

The landlord will provide heating and power with the service charge.

RATEABLE VALUE

The Rateable Value of the property is likely to be in the region of £5,000. The current Uniform Business Rate multiplier for the year 2010/2011 is 0.467 assuming Small Business Rate Relief is available, which will also provide a further discount of 50%.

TERMS

The premises are offered on a new short term agreement at a rent of £5,000 per annum plus service charge. The present service charge is £ 2,040 per annum.

There is a 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.



LEGAL FEES

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

VIEWING

By easy arrangement with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN23 6LZ