

Apple Barn

Hythe Road, Smeeth, Ashford, Kent TN25 6SS



- Finished to an Exceptionally High Specification
- 75 Car Parking Spaces
- 1.25 Acre Site
- EPC Assessed within Band B (28).
- Rare Opportunity to Acquire a Freehold

Grade 'A' Office Building
FOR SALE | TO LET
718.1 m² (7,730 sq ft) approx.

Location

The property is located in Smeeth, a picturesque village and civil parish within the Ashford District.

It is positioned in a semi-rural location accessed directly from the A20 Hythe Road, being equidistant from Ashford and Sellenge, a short drive from Junctions 10 and 10a of the M20 Motorway.

Ashford town centre is 6 miles to the north east, the town benefiting from excellent communications; with Ashford International Railway Station providing High Speed rail services to London of around 35 minutes.

Description

The property comprises an imposing and attractive detached office building of brick elevations, having timber weatherboard cladding beneath a pitched tiled roof, and surrounded by open countryside.

It comprises Grade 'A' Offices over lower ground and two upper floors. Arranged as a mix of open plan and cellular accommodation, the offices incorporate a bespoke staff kitchen, break out areas, meeting rooms, showers and WCs, all finished to an exceptionally high air-conditioned specification (heating and cooling).

Externally, Apple Barn is surrounded by landscaped grounds and parking for up to 75 vehicles, the total site extending to approx 1.25 acres.

Services

We are informed the property is connected to mains electricity and water supplies and operates a treatment plant for waste water.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Lower Ground	Offices	125.9	1,355
Ground	Reception	12.2	131
	Offices & Staff	495.6	5,335
First	Offices	84.4	909
Total		718.1	7,730

Terms

We are instructed to sell the freehold interest in the property with vacant possession.

Our client would also let the property by way of a new Full Repairing and Insuring Lease (FR&I) for a term to be agreed.

Title

The property is owned Freehold across Titles K501658 and K773814.

Price

Our clients are seeking offers in excess of £1.4m on an unconditional basis.

Rent

Our clients are seeking a rent of £115,000 per annum (exc).

Business Rates

The property has been assessed as follows:

Office & Premises: £100,000

EPC

The property has been assessed within Band B (28).

VAT

The property is elected for Value Added Tax.

Legal Costs

Each party are to bear their own.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Purchaser/ Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers and Tenants.

Viewings

Strictly by prior appointment through joint agents:

Ned Gleave MRICS

ned.gleave@sibleypares.co.uk

01233 629281



Andrew Moore

Andrew.Moore@sibleypares.co.uk

01622 673086



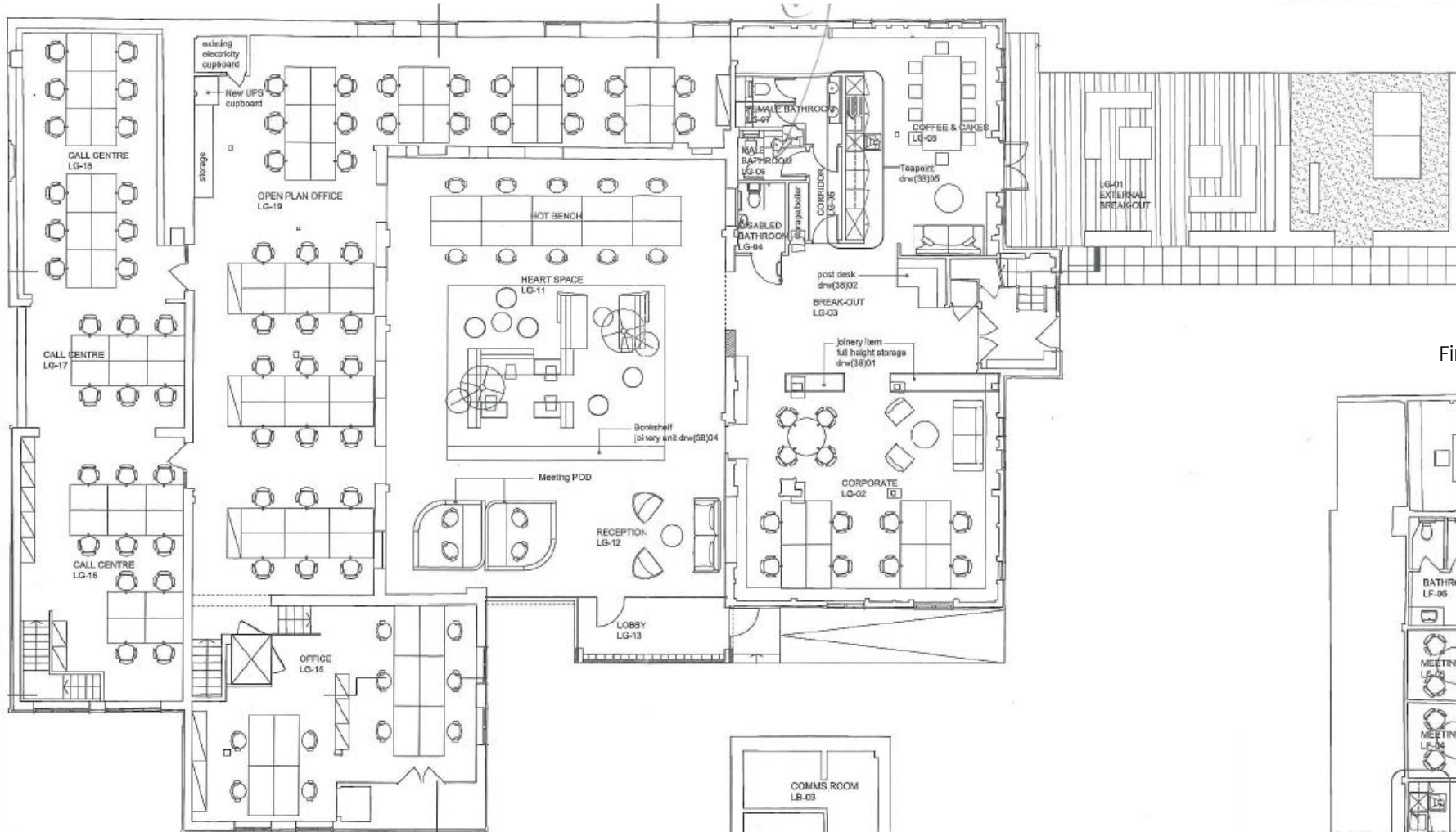
Vaughan Hughes

vhughes@caxtons.com

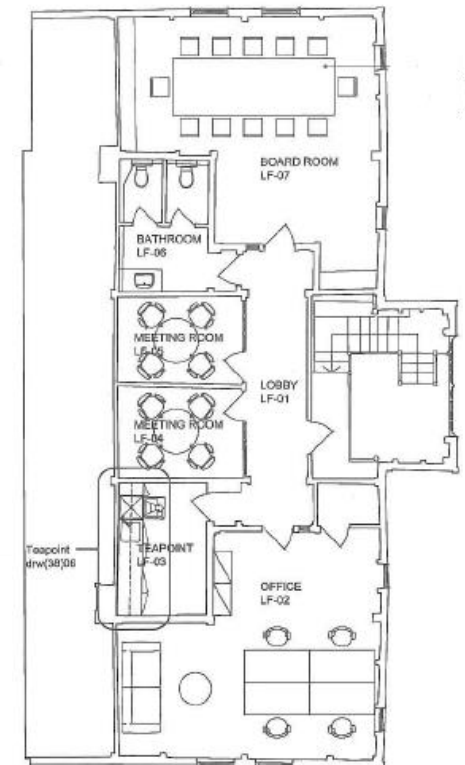
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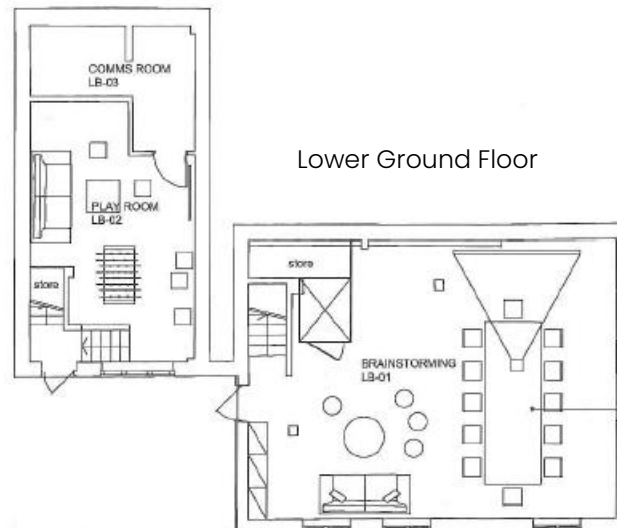
Ground Floor



First Floor



Lower Ground Floor



Plans & Boundaries

Copies of the Floor Plans can be made available upon request.

Any plans provided are for identification purposes only and interested parties should satisfy themselves on the location of external or internal boundaries.













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