



## Focus House

Bridge Road, Ashford, TN23 1HA

### Standalone detached office on a secure site

**14,092 sq ft**  
(1,309.19 sq m)

- Detached building on secure site
- 65 car parking spaces
- Passenger lifts
- To be refurbished
- Close proximity to Ashford International Station

## Summary

<b>Available Size</b>	14,092 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Interested parties are advised to make their own enquiries with the local authority.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The detached building comprises 14,092 sq ft over four floors and includes a ground floor entrance and reception area with office accommodation, WCs and kitchen areas over the remaining floors together with 65 car parking spaces and is to undergo refurbishment.

## Location

The property is located to the northwest of Ashford Town Centre on the junction of Bridge Road and Carlton Road adjacent to the A28 (Chart Road) and approximately one mile from Ashford International Station providing high rail speed links to Ebbsfleet International (18 mins), Stratford International (30 mins) and St Pancras International (37 minutes).

Junction 9 of the M20 is a three minute drive away providing access to Le Shuttle (12 miles), Folkestone (15 miles) and Dover Ports (22 miles) to the East and to Maidstone (20 miles), Junction 5 of the M25 (36 miles) and Junction 3 of the M25 (37 miles) to the west.

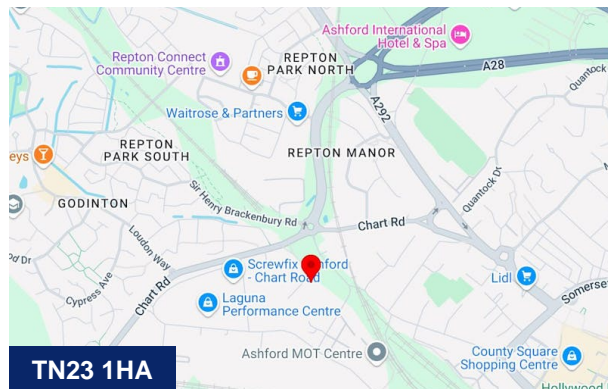
## Accommodation

The accommodation comprises the following approximate NIA areas:

Name	sq ft	sq m
Ground - Floor Office & Reception	3,124	290.23
1st - Floor Office, Kitchen & Storage	4,590	426.42
2nd - Floor Office	4,515	419.46
3rd - Floor Office	1,863	173.08
<b>Total</b>	<b>14,092</b>	<b>1,309.19</b>

## Terms

The property is available by way of a new lease for a term to be agreed.



## Viewing & Further Information



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