



Suite 1, Lower Ground Floor, Kent House, Station Road, Ashford, TN23 1PP

Town Centre Office Suite

- Perimeter Trunking
- Category II lighting
- Air-conditioning
- On site management team
- Communal meeting room to hire
- The Coffee Shed – located in main reception

Situation

Kent House occupies a prominent position on Station Road and is located within a short walking distance of Ashford International Passenger Station and the Town Centre. Regular Hi-Speed services from Ashford International to London St. Pancras take just 38 minutes.

Junctions 9 and 10 of the M20 motorway are also within close proximity, offering easy road access to the M25, Eurotunnel and cross channel ferry services.

Accommodation

Kent House has an impressive reception area benefiting from a coffee hut and lift access.

The available office suite is located on the lower ground floor with kitchen facilities and WC facilities.

Office Suite 1

Office suite 1 is a mostly open plan office benefitting from its own entrance at the rear of Kent House. It has a meeting room, a comms room and a store.

Approx. Net Internal Area

Sq. m.	Sq. ft.
180.8	1,947

Plus 4 car parking spaces

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. Kent House has a current energy efficient rating of 51 (Band C).

Business Rates

Tenants will be responsible for payment of business rates.

Rateable Value (from April 2026) - £39,000

UBR (from April 2026) - £43.2

Interested parties are advised to confirm these figures with Ashford Borough Council

Terms

The office suite is available to let on an effective FRI lease at a rent of **£31,150 per annum plus VAT and service charge**. The landlord will also consider an all inclusive short-term letting at a monthly rent of **£4,200 plus VAT** (excluding broadband, telephone and business rates).

Legal Costs

The tenant to contribute £500 plus VAT towards the landlord’s legal fees.

VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT

Viewing & Further Information

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Suite 1



Lower Ground Floor Plan



Meeting Room



The Coffee Shed



Kitchen Area