



**Suites 7/8, 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 ground floor with kitchen facilities and WC facilities and has its own direct independent access from Station Road.

Office Suite 7/8

Office suite 7/8 is a mainly open plan office with kitchen and WC facilities.

Approx. Net Internal Area

Sq. m.	Sq. ft.
412.6	4,442

Plus 7 car parking spaces

(may split to offer 2 suites of approx. 2,516 and 1,926 sq. ft.)

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) - £85,000

UBR (from April 2026) - £0.48p

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 **£15 per sq. ft. plus VAT and service charge.**

Legal Costs

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

VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT

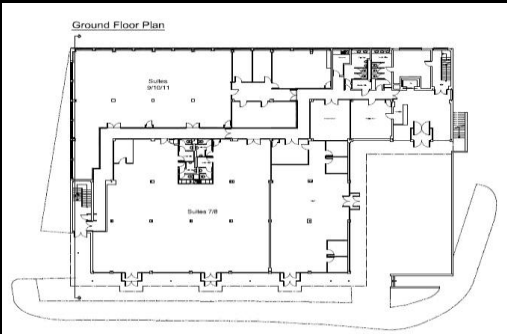
Viewing & Further Information

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Indicative Office Photo



Ground Floor Plan



Meeting Room



The Coffee Shed



Kitchen Area