

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900  
11 Park Street  
Ashford  
TN24 8LR

2/2A Middle Row,  
Ashford, Kent TN24 8SQ



**TOWN CENTRE OFFICE ACCOMMODATION**

**TO LET**

- New lease available
- Approx 742 sq ft net internal area
- Centrally located 2<sup>nd</sup> & 3<sup>rd</sup> floor office suites

**Rent: £6,500 per annum**

**STAFFORD PERKINS**

11 Park Street, Ashford, Kent TN24 8LR

Tel: (01233 613900) [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## **LOCATION**

This property is located in the heart of Ashford's pedestrianised area, in the centre of the High Street in Ashford close to all amenities and services.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## **DESCRIPTION**

These second and third floor office suites are laid out in 5 separate rooms accessed off the first floor landing with stairs down to a hallway and entrance shared with the occupiers of the first floor. The office suites benefit from fitted carpets, fire alarm system, category II lighting and electric wall mounted room heaters. There is a kitchen area on the second floor and WCs on each of the second and third floors.

## **ACCOMMODATION**

Approximately 742 sq ft net internal area

## **SERVICES**

Mains water and electricity are connected to the premises.

## **BUSINESS RATES**

This section of the property is assessed at a rateable value of £4,050. The uniform business rate multiplier is 49.9p for the year 2021/22. It is probable that the majority of occupiers will benefit from small business rate relief, depending on status, meaning that no rates are payable.

## **TERMS**

The premises are available by way of a new internal repairing and insuring lease, the terms of which are negotiable. However, a rent of £6,500 is being sought.

## **LEGAL COSTS**

The ingoing tenant will be responsible for both parties' reasonable legal cost for the preparation of a new lease. The lease will be outside of the protection of the Landlord & Tenant Act 1954.

## **ENERGY PERFORMANCE CERTIFICATE**

Results awaited.

## **VIEWING**

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

## **CODE OF PRACTICE**

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.