

210

# EUREKA PARK

UPPER PEMBERTON  
ASHFORD, KENT TN25 4AZ



PRIME HEADQUARTERS OFFICE BUILDING TO LET / FOR SALE  
7,675 - 15,672 SQ FT (713 - 1,455 SQ M)



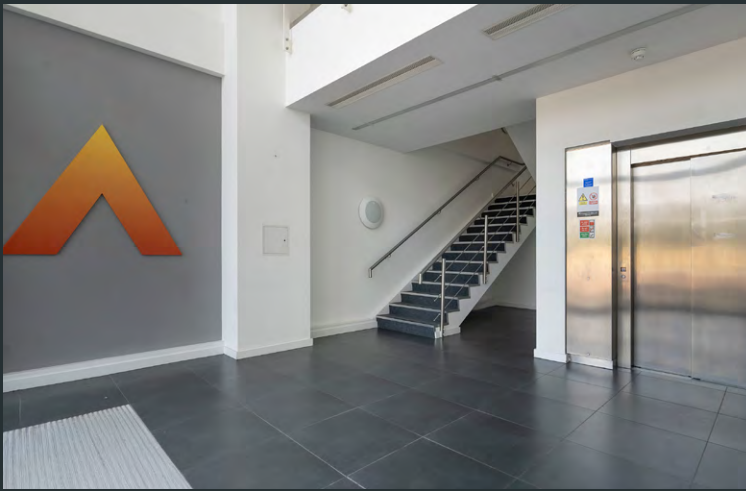
# 210 EUREKA PARK

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## DESCRIPTION

210 Eureka Park is a prime office building located on this popular business park with excellent access and extensive local amenities.

Designed by Scott Brownrigg Architects and constructed in 2011 the building provides 15,675 sq ft over two storeys with flexible floorplates allowing subdivision of individual floors from approximately 2,500 to 5,000 sq ft.



## SPECIFICATION

- VRV air conditioning
- Raised access floors – 150 mm void
- Suspended ceilings with LG3 lighting
- Passenger lift
- Male and female WC's
- Showers
- Covered bicycle racks
- 53 car spaces
- EPC Rating: B39

The former occupier's fit out including meeting rooms, offices and kitchens are available, alternatively this can be stripped out and returned to a CAT A finish, upgraded to include LED lighting.

Car parking ratio of 1:282 sq ft on the net internal area. (Additional on-site parking by separate arrangement).





53 on site parking spaces



EPC Rating: B39



Showers



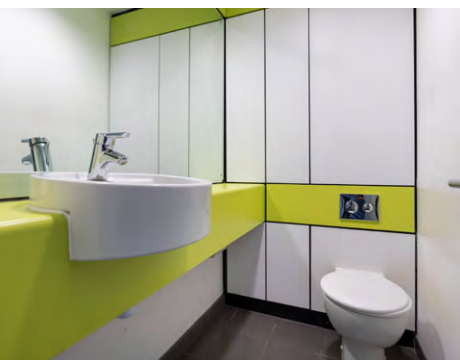
Passenger lift



VRV air conditioning



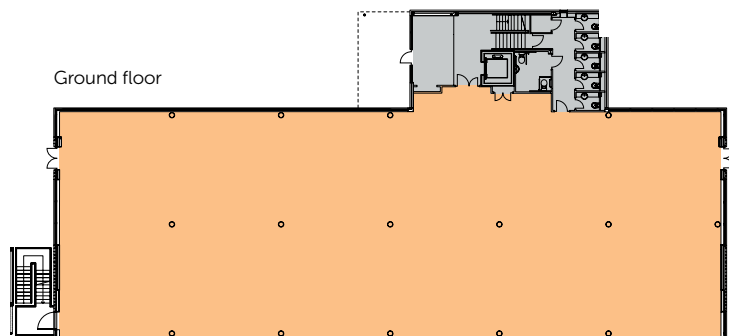
Covered bike racks



## ACCOMMODATION

The accommodation comprises the following net internal area:

First floor	7,693 sq ft	714 sq m
Ground floor	7,675 sq ft	713 sq m
Reception	304 sq ft	28 sq m
<b>Total</b>	<b>15,672 sq ft</b>	<b>1,455 sq m</b>



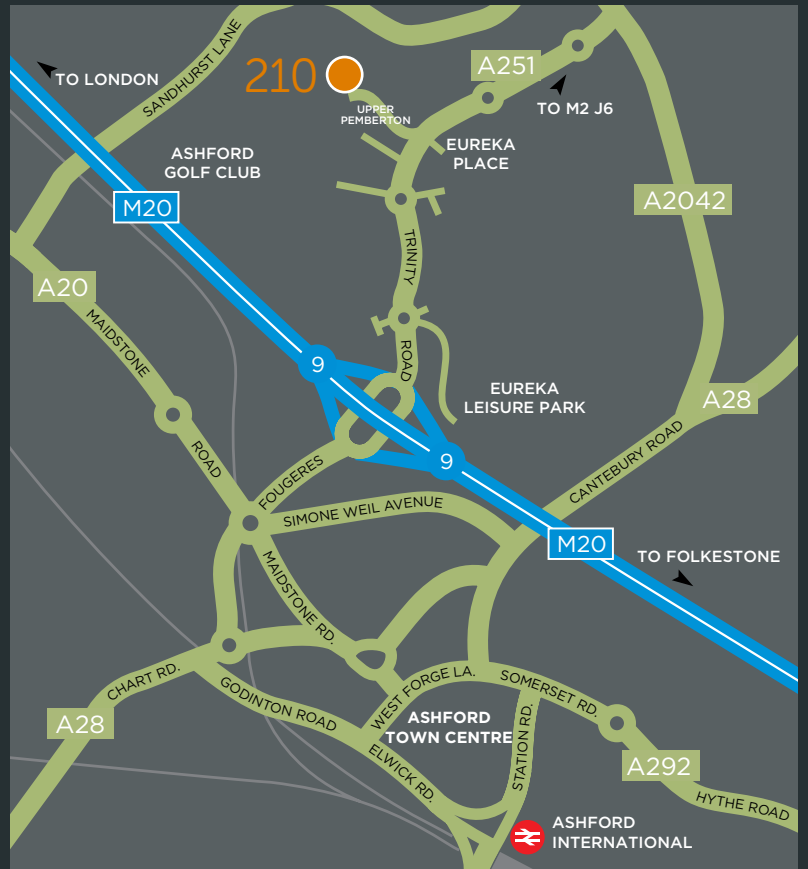
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## LOCATION

Eureka Park is an established office location just 1 minutes' drive to the north of Junction 9 M20 via the A251 Trinity Road, providing excellent access to the M25 and national motorway networks.

On site facilities include Eureka Place within 2 minutes' walk providing extensive local shops and eating establishments, complemented by the leisure, eating and hotel facilities of nearby Eureka Leisure Park. Ashford town centre is 2 miles to the south, providing a high-speed train service to London St Pancras in only 38 minutes.



## TERMS

Available To Let on a new lease for a term to be agreed or For Sale with vacant possession.

## VIEWING / FURTHER INFORMATION

Contact the sole agents.



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