

# Unit 1, New Street Farm

Chilmington Green, Ashford, Kent TN23 3DL



- Refurbished to a Good Modern Specification
- Suitable for a Variety of Uses within Class E (To Include; Office, Retail, Clinic, Education & Leisure)
- 6 Allocated Car Parking Spaces
- Eligible for Small Business Rates Relief
- Picturesque Rural Setting

Detached Office Building

TO LET

103.9 m<sup>2</sup> (1,118 sq ft)

## LOCATION

The property is located in Chilmington Green, a rural neighbourhood development of approx. 6,000 new homes enclosed by open countryside and protected woodlands, situated around 4 miles west of Ashford.

## SITUATION

The property forms part of The New Street Farm Estate. Fronting Chilmington Green Road, it comprises a variety of businesses across 6 buildings on a modern complex.

## DESCRIPTION

The property comprises a single storey detached building of brick elevations beneath a pitched tiled roof.

It is arranged as a mix of open plan and cellular offices on ground floor level which incorporate stores, a modern fitted kitchen, and staff areas.

It is finished to a modern specification having oil fired heating providing central heating via panel radiators, a suspended ceiling incorporating LED light boxes and carpeted flooring.

Externally, the building benefits from parking for 6 cars.

## ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Offices	85.0	915
	Kitchen & Staff	11.4	123
	Lobby	7.5	80
Total		103.9	1,118

## TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed, which will be contracted outside of the 1954 Landlord & Tenant Act.

## RENT

Our client is seeking a rent of £15,000 per annum which is inclusive of a contribution towards the service charge for the upkeep of the communal areas.

## DEPOSIT

A suitable rental deposit rent will be held for the duration of the term.

## BUSINESS RATES

The property has been assessed as follows:

Offices & Premises: £10,250

NB: The Rateable Value is set to be revised as of 1 April 2026 to £12,750.

## INSURANCE

The landlord will arrange buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

## USE CLASS

The unit is deemed suitable for a variety of uses within Classes E, to include but not limited to:

- Office
- Retail
- Clinic
- Surgery
- Education
- Leisure

## UTILITIES

The Tenant will be responsible for the payment of all utility costs related to the unit.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## FINANCE ACT 1989

The property is elected for Value Added Tax (VAT) which would be charged at the prevailing rate.

## MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all offers will be subject to the necessary checks.

## PHOTOGRAPHS

The photographs were taken in February 2026.

## VIEWINGS

By appointment via sole agents Sibley Pares:

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