

OFFICE SPACE TO LET

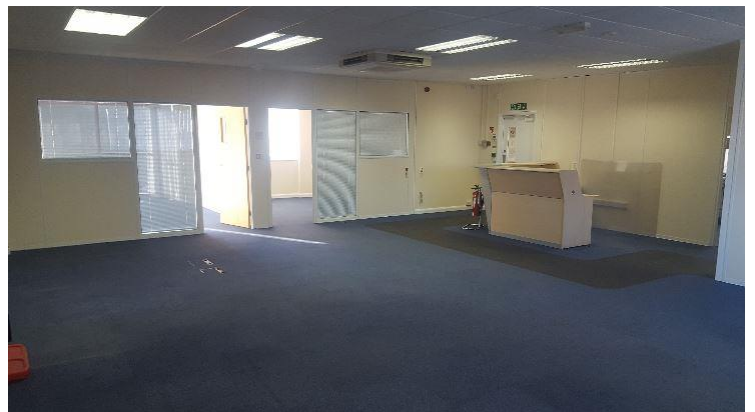


First Floor, Unit 7 Highpoint Business Village, Henwood,
Ashford, Kent TN24 8DH

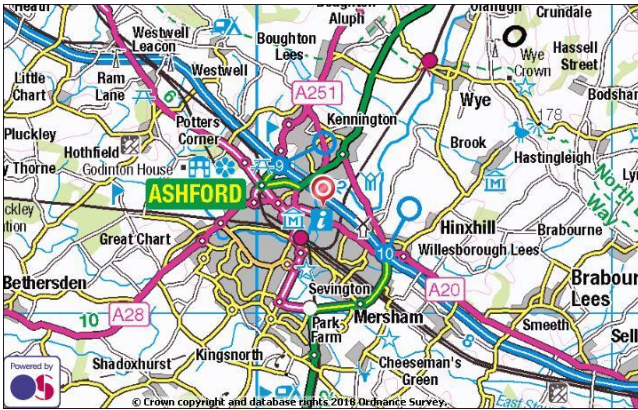


1,596 sq ft (148.27 sq m)

- 1,534 sq ft (142.5 sq m)
- 6 parking spaces/air conditioning
- Double glazing/partitioning
- Perimeter trunking
- Suspended ceiling



First Floor, Unit 7 Highpoint Business Village, Henwood, Ashford, Kent TN24 8DH



Location

Highpoint Business Village comprises 15 individual buildings, developed in 1990 to provide an office environment having bricked paviour roads and parking areas with attractive street lighting and landscaping.

Highpoint is about 1 mile from Ashford town centre and International Passenger Station. The M20 is about 2 miles and the Channel Tunnel Terminal at Cheriton about 12 miles. London is approximately 56 miles.

Accommodation

First Floor Office: 1,534 sq. ft. (142.51 sq. m)

EPC

This property has been assessed as Band D, scoring 95 on the scale devised by HMG.

Legal Costs

Each side to bear its own legal and professional costs

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Description

High quality first floor office space, providing open plan accommodation with the benefit of its own WCs.

Amenities include 5 car parking spaces, air conditioning and double glazing.

Rent

£18,000 per annum exclusive with initial 3 months rent free.

Terms

The suite is to be let on a new lease for a term by agreement at a commencing rate of £18,000 per annum exclusive plus VAT subject to a service charge for upkeep and common parts and estate management (details provided on request).

Rateable Value

The premises are assessed at a rateable value of £17,000. The uniform business rate multiplier for the year 2019/20 is 49.1p. (*Applicants are advised to make their own enquiries to the Local Council*).

Services

All main services connected.

Viewing/Enquiries

Strictly by appointment through the Surveyors. Please contact Sibley Pares Taylor Riley on 01233 629281.

TAYLOR RILEY
SIBLEY PARES
01233 629281
taylorriley.co.uk

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



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