

## Tenacre Court, Ashford Road, Harrietsham, Maidstone, Kent, ME17 1AH



**Self-contained office  
 space available with  
 parking**

**81.8 / 497 sq m  
 (880 / 5,342 sq ft)**

**TO LET**

### Location

Tenacre Court is very prominently located on the southern side of the main A20 Ashford Road, on the outskirts of Harrietsham. There is excellent motorway access, with Junction 8 of the M20 being about 4km distant. Local services are available at Harrietsham, including the railway station - trains to London/Maidstone and Ashford International.

### Description

Tenacre Court is an attractive modern development set in landscaped grounds with on-site parking. The available offices comprises a ground and first floor office suite which has shared access through the main entrance but which is otherwise self-contained. Internally the suite offers a mix of open plan and partitioned accommodation, which would suit a range of office or admin-type uses. Within the grounds there are allocated car parking spaces included {to be confirmed}.

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants

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Registered Number: 2492795



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Harrietsham, Maidstone, Kent  
ME17 1AH

### Accommodation

The property comprises the following, with approximate dimensions (areas are net internal):-

<b>G/F - Suite 1.1</b>	880 sq ft	81.8 sq m
<b>G/F - Suite 4.1a</b>	1,034 sq ft	96.1 sq m
<b>G/F - Suite 4.1b</b>	1,085 sq ft	100.8 sq m
<b>F/F - Suite 4.2</b>	2,343 sq ft	217.7 sq m
<b><u>TOTAL</u></b>	<b><u>5,342 sq ft</u></b>	<b><u>497 sq m</u></b>

### Key Features

- Allocated car parking
- Gas central heating
- Separate Male and Female WCs
- Kitchen facilities
- Suspended ceiling with inset Cat II lighting
- Carpeting as fitted

### Terms

The property is available to let on full repairing and insuring terms at an **initial rent of £12 per sq ft** per annum exclusive of all other outgoings.

### Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

### Business Rates

According to the Valuation Office Agency website the property's description is "Offices and Premises" and the Rateable Value for the suites is as follows:-

- Suite 1.1:-** £9,200.
- Suite 4.1a:-** To be reassessed.
- Suite 4.1b:-** To be reassessed.
- Suite 4.2:-** £26,000.

For information regarding business rates please visit Gov.uk.

### Service Charge/Other Outgoings

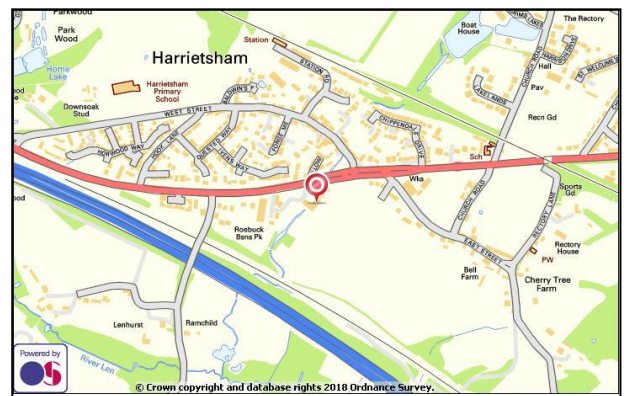
A service charge is levied by the landlord that covers the cost of maintenance of the estate, caretaker etc.

### Legal Costs

Each party is to be responsible for their own legal costs.

**EPC**  
TBC

### Location Plan



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### Viewing

By appointment with:  
Mr James Squire MNAEA (Comm)  
[jsquire@caxtons.com](mailto:jsquire@caxtons.com)



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