

# FREEHOLD OFFICE BLOCK FOR SALE



Office Block, Finberry Village Centre,  
Ashford, Kent, TN25 7FR

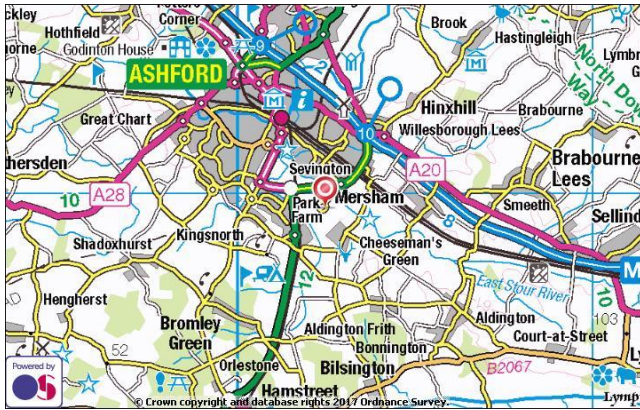


5,069 sq ft (470.91 sq m)

- To be sold in shell specification ready for internal fit-out
- Located in Finberry Village, just off J10 of the M20
- 13 Car Parking Spaces
- Offers invited for the freehold in the region of £550,000



# Office Block, Finberry Village Centre, Ashford, Kent TN25 7FR



## Description

FREEHOLD OFFICE BLOCK FOR SALE – TO BE SOLD IN SHELL SPECIFICATION READY FOR OCCUPIER FIT OUT

## Location

The property is located in the heart of the Village Centre of the new Finberry Development by Crest Nicholson. Located just off Junction 10 of the M20 and within 2.5 miles of the International Train Station serving London St Pancras in 38 minutes. Ashford Designer Outlet is within 2.3 miles and Ashford Town Centre within 3 miles.

## Price

**Freehold £550,000**

## Rateable Value

To be reassessed

## VAT

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

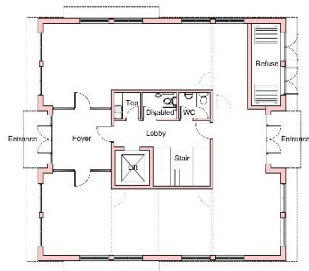
## Legal Costs

Each side to pay its own legal and professional costs

## Accommodation

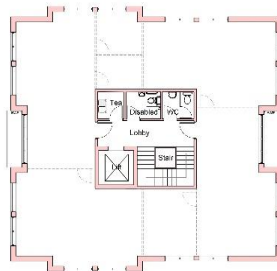
The property forms a new build 3-storey office building with 13 car parking spaces. The property will be finished to shell specification ready for purchasers fit out. Further details available upon application. The offices will comprise the following;

Ground Floor NIA	135 sq m	(1,453 sq ft)
First Floor NIA	135 sq m	(1,453 sq ft)
Second Floor NIA	135 sq m	( 1,453 sq ft)
<b>Total NIA</b>	<b>471 sq m</b>	<b>(5,069 sq ft)</b>
<b>Total Gross Internal Area</b>	<b>6,625 sq ft</b>	



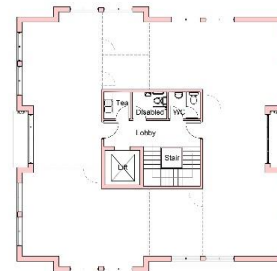
Ground Floor Layout

Areas :  
Gross : 176 sqm  
Net : 130 sqm



First Floor Layout

Areas :  
Gross : 200 sqm  
Net : 160 sqm



Second Floor Layout

Areas :  
Gross : 200 sqm  
Net : 160 sqm

## Viewing/Enquiries

Viewings can be carried out weekdays during daylight hours. Strictly by appointment with the Surveyors. Please contact Phil Hubbard E: phil.hubbard@sibleypares.co.uk or Joel Wyatt E: joel.wyatt@sibleypares.co.uk



# SIBLEY PARES

## TAYLOR RILEY

# 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

