

UNITS TO LET – ASHFORD MARKET



Ashford Market, Orbital Park, Ashford, Kent TN24 0HB

www.taylorriley.co.uk

01233 629281

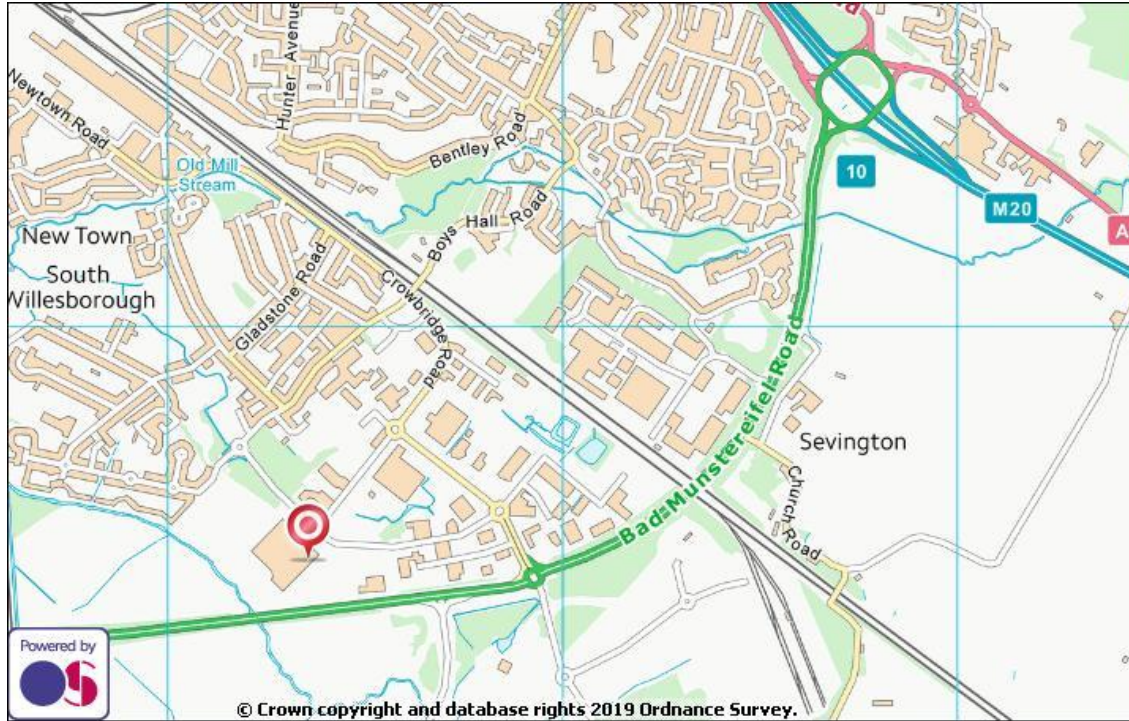
enquiries@taylorriley.co.uk



SIBLEY PARES

TAYLOR RILEY

Ashford Market, Monument Way, Orbital Park, Ashford



Description

Ashford Market is a complex of commercial units located on Orbital Park with 600 on site dedicated parking spaces for occupiers, staff and their customers. Each unit is fully self-contained with shared WC facilities maintained by the Landlord at no additional cost. Existing tenants also include a café, barber and hairdresser available on site. The units benefit from suspended ceilings, power floated concrete floors, strip lighting throughout and some with glazed frontage.

Location

Ashford Market is located half a mile from Junction 10 on the well-established Orbital Park located off the A2070 (Bad Munstereifel Road). The estate provides direct access to Junction 10 of the M20 less than 1 mile away. Ashford, one of the designated growth centres of Kent, has a population of approximately 75,000 inhabitants and centrally located within the County, benefitting from a fine communications network via the A20/M20. The International Passenger Station gives direct access to London in 38 minutes and Northern Continental Europe.

- NO SERVICE CHARGE
- Free on-site parking
- Flexible terms available
- Located on Orbital Park
- Suitable for variety of uses
- Immediate availability
- Close to Junction 10 & 10a
- Café & Hairdresser on site



Ashford Market, Monument Way, Orbital Park, Ashford

Accommodation

Trade Unit 2	178 sq. ft.	16.54 sq. m
Trade Unit 8	178 sq. ft.	16.54 sq. m
Trade Units 9 & 10	588 sq. ft.	54.63 sq. m
Trade Unit 13	824 sq. ft.	76.55 sq. m
Trade Unit 14	621 sq. ft.	57.69 sq. m
Trade Unit 15	834 sq. ft.	77.48 sq. m

All units are available for office and retail uses.
Trade Units 14 and 15 can be combined.

Terms

To take a new lease for a term to be agreed by negotiation.
Units 2, 8, 9 & 10 available on flexible Tenancies at Will.

Rateable Values

The units are assessed at a rateable value of:

Trade Unit 2 - £2,500

Trade Unit 8 - £3,050

Trade Units 9 & 10 - £7,000

Trade Unit 13 – To be reassessed.

Trade Units 14 & 15 - £14,500

The uniform business rate multiplier for the year 2019/20 is 49.1p. *(Applicants are advised to make their own enquiries of the local Borough Council).*

Prices

Trade Unit 2: £3,560 pa exclusive.

Trade Unit 8: £3,560 pa exclusive.

Trade Units 9 & 10: £9,408 pa exclusive.

Trade Unit 13: £13,184 pa exclusive.

Trade Unit 14: £8,694 pa exclusive.

Trade Unit 15: £11,676 pa exclusive.

Services

Electricity is connected.

VAT

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

Legal Costs

Each side to bear their own legal costs.

EPC

The property has been assessed as a Band C, scoring 70 on the scale devised by HMG.

Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact Sibley Pares Taylor Riley - Tel 01233 629281.

Joel Wyatt - e: joel.wyatt@sibleypares.co.uk



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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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30 North Street, Ashford, Kent TN24 8JR
Ashford (01233) 629281 | Maidstone (01622) 673086

Directors: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS | Mark Presland, BSc MA MRICS
Consultant: Michael C Taylor FRICS
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