

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

Excellent office Building To Let



- Self contained first floor office space
- Total area approx. 1,598 sq ft
- Ready for occupation February 2018
- 6 Allocated Parking spaces
- Excellent staff Facilities, viewing essential !!

Asking rent: £18,000 p.a
plus VAT exclusive of outgoings

Location

The subject premises are located within Highpoint Business Village on the popular Henwood Business Park just east of Ashford Town Centre. It is an established business hub with a good variety of service providers.

There is easy access to the A20/M20 road network plus Ashford International passenger terminal with direct access to Northern Continental Europe and London in approx 40 minutes via HS1.

Description

A First Floor self contained office unit with intercom entry system with reception area, modern male and female toilets on the first floor and DDI compliant WC on ground floor. There is a good size open plan office area with four smaller partitioned offices and a modern fully fitted Kitchen and staff area. The premises are double glazed and have air conditioning providing hot and cold air. The suite has numerous IT and power points carpets and suspended ceilings with adequate lighting. There is UKPC Permit parking with allocated 6 bays and warden patrols. The existing tenants are relocating so the property will be available by February 2018. Viewing highly recommended.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

Accommodation

	Metric	Imperial
First Floor	148.5 sq m	1,598 sq ft
Total	148.5 sq m	1,598 sq ft

Use

Class B1 Offices.

Rental

£18,000 plus VAT (£11.26 per sq ft) per annum exclusive of rates and any service charges. Rental payable quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

Rates

Interested parties should contact the Ashford Borough Council for verification

EPC

See below

Legal Costs

Ingoing tenant to be responsible for all reasonable legal costs in preparing new lease.

Service charge

Reduced to £1.11 per sq ft and to be held at this level for the next three years

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Ashford Borough Council

Viewings

All viewings are strictly by appointment through sole agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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Energy Performance Certificate

Non-Domestic Building



Unit 3
Henwood Business Centre, Henwood
ASHFORD
TN24 8DH

Certificate Reference Number:
9774-3069-0197-0490-0891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

◀ **54**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	204
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	83.22

Benchmarks

Buildings similar to this one
could have ratings as follows:

25 If newly built

67 If typical of the
existing stock