



## Office, Land

## FOR SALE, TO LET

### Development Plots - Eureka Business Park

Trinity Road, Ashford, Kent TN25 4AZ

Major business park set in 96 acres of prime business location

<b>Size</b>	1 to 10 Acres (4,046.85 to 40,468.55 sq m)
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Design and Build

### Key Points

- Prominent development
- M20 - Junction 9 within 0.5 miles
- Excellent communication links
- Good local amenities
- Ashford Town Centre within 2 miles

## Location

Eureka Park set in a 96 acre prime business location just off junction 9 of the M20, which provides outstanding communications:  
By car to the West - London 54 miles, London City Airport - 50 miles, Gatwick - 58 miles, Maidstone - 19 miles.  
To the East - Channel Tunnel - 14 miles, Dover Ports - 23 miles.  
The park is close to Ashford International Station providing high speed links to London St Pancras in 37 mins and Paris in 1hour and 45 mins. Ashford Town Centre is within 2 miles and has excellent public transport to and from the park.

## Specification

Eureka Park is a major business park comprising in excess of 300,000 sq.ft of built business space with outline consent for a further 1,200,000 sq.ft

## Accommodation

Grade A Office space suitable for Head Office operation. Excellent on site parking.

## Terms

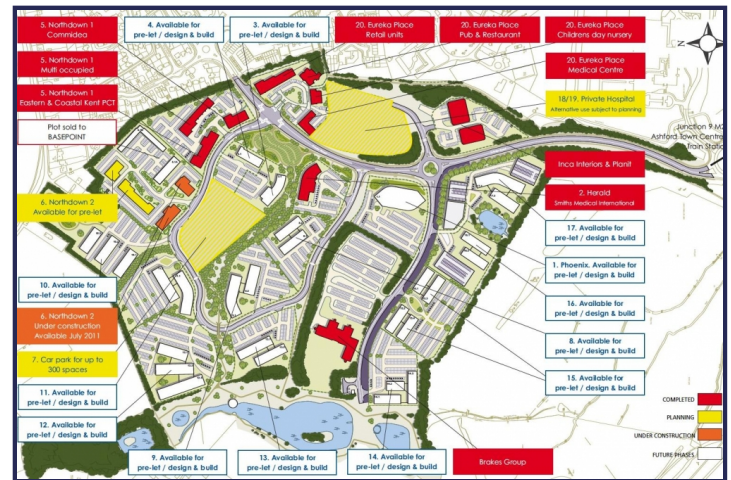
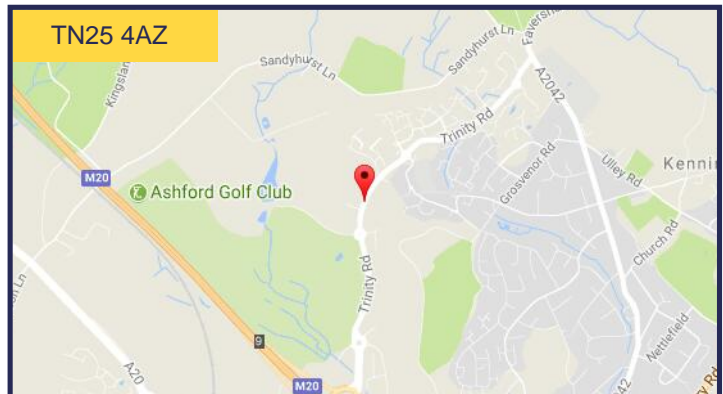
Design and build opportunities for either a pre-let for a term to be agreed or for sale.

## Service Charge

There is a service charge for the upkeep of the common parts of the estate. Further details available upon request

## Legal Costs

Each party to bear its own costs.



### Robert Martine

01622 672233  
07812 164698  
rmm@martinewaghorn.co.uk



### Graham Starling

01622 672233  
07710 199901  
gs@martinewaghorn.co.uk

[www.martinewaghorn.co.uk](http://www.martinewaghorn.co.uk)