

Rent Reduction

TO LET

smith
woolley
chartered surveyors

**YEW TREE STUDIOS
STONE STREET, STANFORD NORTH
ASHFORD,
KENT TN25 6DH**



Barn Office



Garden

15 Tufton Street • Ashford • Kent TN23 1EE

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Situation

The offices are located at Stanford North which lies to the north of Junction 11 of the M20 Motorway, just off Stone Street (B2068). The location offers easy access to Canterbury, the M20, Ashford and Dover.

Description

The available offices are located in the barn at Yew Tree Studios, which comprises a small complex of office buildings, stores and agricultural buildings. There is communal car parking serving the offices.

The Barn is a 2-storey property which has a communal fitted kitchen and W.C. facilities along with a first floor reception landing area.

The available offices are located on the ground floor, fronting the car park and the first floor.

Accommodation

The following office is available to let:

	sq.m	sq.ft	Rent per annum (no VAT)
The Barn			
Office 1	62.25	670	£9,500

Three month's deposit payable and rent is payable monthly in advance.

Service Charge

There is a service charge of £30 per month (plus VAT) per office to cover the cost of communal area cleaning, refuse collection and general property maintenance. Length of lease term is negotiable. Tenants are obliged to repaint the office and replace the carpet when vacating. The tenants pay for electricity used, telecommunication costs and business rates.

Energy Performance Certificate

Full EPC recommendation reports and certificates are available on request. The Barn has a current energy efficient rating of 62 (Band C).

Business Rates

Tenants will be responsible for payment of the business rates. The office has the following rateable value:

	Rateable Value
The Barn	
Office 1	£1,475

UBR (2019/20) 49.1p

Interested parties are advised to confirm these figures with Ashford Borough Council.

Legal Costs

Each party to bear their own legal costs. The Landlord uses a standard estate lease.

Viewings

Strictly by appointment through these offices.

For Further Information Please Contact

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

A3023/September 2019

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.