

**RENT  
REDUCTION**

**TO LET**

**UNIT 12  
HIGHPOINT BUSINESS VILLAGE  
ASHFORD  
KENT, TN24 8DH**

**smith  
woolley**  
chartered surveyors



#### **Situation**

Highpoint Business Village is situated on the Henwood Industrial Estate located approximately one mile North East of Ashford Town Centre.

Ashford, in mid-Kent, is some 54 miles South-East of London. The town is expanding and benefits from a good communication network via the A20/M20 and five mainline railways in addition to the Ashford International passenger station giving direct access to Northern Continental Europe. High speed trains run into London with a journey time of less than 40 minutes. The M20 gives access to the motorway network and the Channel Tunnel 13 miles to the East.

## Description

Unit 12 comprises a self-contained end-terraced two story office building.

The offices are accessed via a reception/entrance hall which contains a disabled access W.C. - this leads to a large main office with glass-partitioned meeting room. This ground floor office also benefits from its own kitchen area and air-conditioning.

The first floor offices comprise a large open plan room with some demountable internal partitioning in place creating a meeting room, a kitchen, and a store. This office benefits from a feature bay window.

There are separate male and female W.C. facilities on the first floor landing.

The offices are finished to a good standard with some underfloor trunking, doubled glazed windows, suspended ceilings, carpeting, and benefit from good natural light.

This building benefits from 6 car parking spaces on the estate. There is also a pay and display car park on Henwood Estate within easy walking distance from the office.



Ground Floor Meeting Room

## Accommodation

	Approx. Net Internal Area	
	sq. m.	sq. ft.
<b>Ground Floor</b>		
Office	72.91	785
Kitchen	2.56	26
<b>First Floor</b>		
Office	81.72	880
<b>Total</b>	<b>157.19</b>	<b>1,691</b>

*Landlord may consider a letting of each floor*

## Business Rates

Tenant to be responsible for payment of business rates. There are currently two separate rates assessments for the building:

Ground Floor	£8,600
First Floor	£10,000
UBR (2021/22)	49.9p

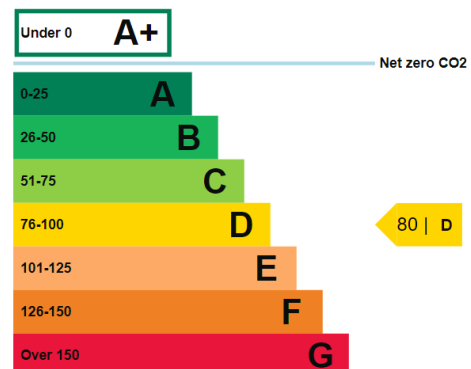
Interested parties are advised to confirm these figures with Ashford Borough Council. Small business rates relief may apply.



Ground Floor Main Office

## Energy efficiency rating for this property

This property's current energy rating is D.



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.



### Terms

This unit is available by way of a new F.R.I lease at a rent of **£19,500 per annum (plus VAT)**. Deposit payable. Length of lease is negotiable. Estate service charge payable, details on request.

### Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 80 (Band D).

### Legal Costs

The Tenant will be responsible for a contribution towards the Landlords legal fees.

### Viewings

Strictly by appointment through these offices.

### For Further Information Please Contact

Siobhan Wood

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Kathreen Robertson

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01303 226622

[www.smithwoolley.com](http://www.smithwoolley.com)

### VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

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

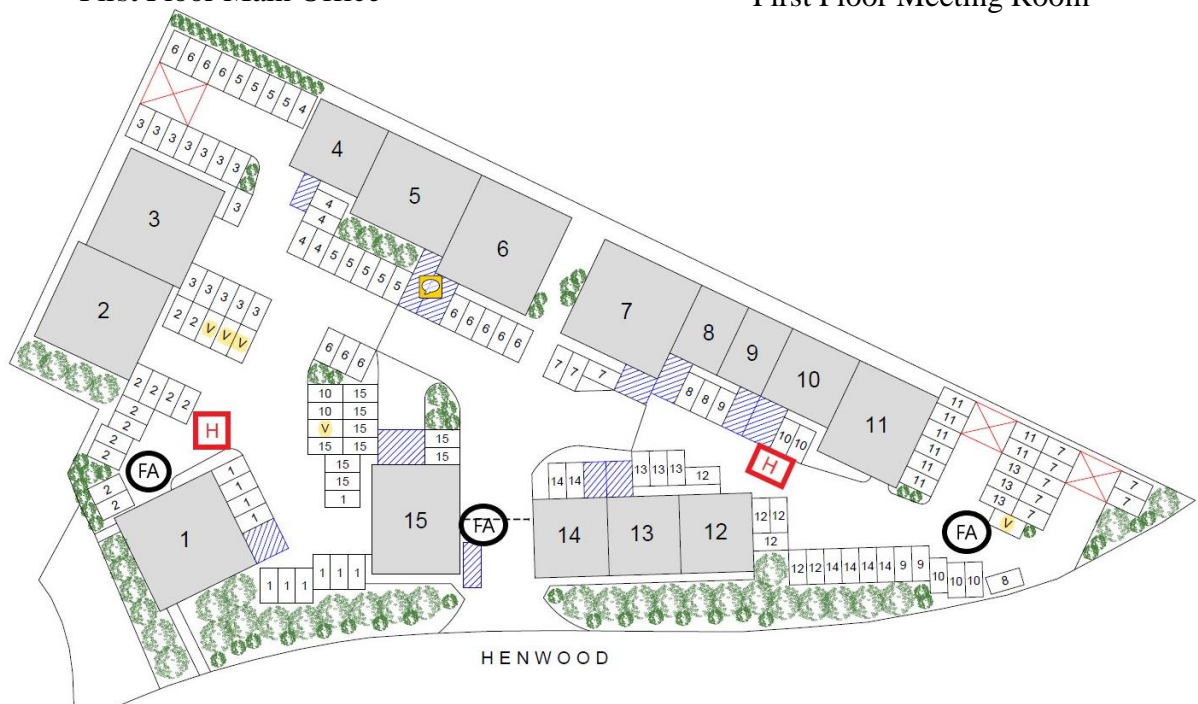
A3059/June 2021



First Floor Main Office



First Floor Meeting Room



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