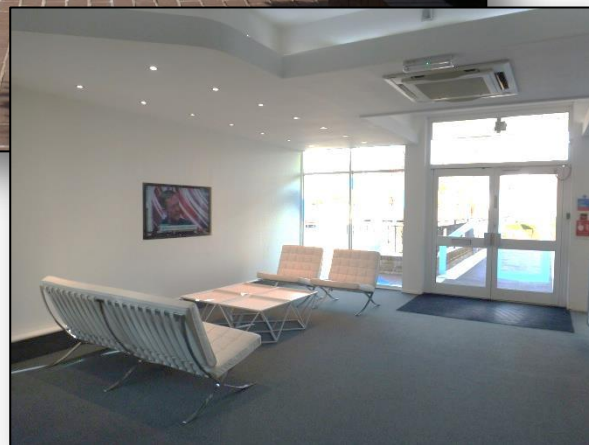


# TO LET

*Town Centre Serviced Office Suites*

Kent House  
Station Road  
ASHFORD  
KENT, TN23 1PP

smith  
woolley  
chartered surveyors



## Situation

Kent House occupies a prominent position on Station Road and is located within a short walking distance of Ashford International passenger station and the Town Centre. Regular Hi-Speed services from Ashford International to London St. Pancras take just 38 minutes.

Junctions 9 and 10 of the M20 motorway are also within close proximity, offering easy road access to the M25, Eurotunnel and cross Channel ferry services.

15 Tufton Street • Ashford • Kent TN23 1EE

[www.smithwoolley.com](http://www.smithwoolley.com) 01233 640800 [ashford@smithwoolley.com](mailto:ashford@smithwoolley.com)

## Accommodation

Kent House has a number of high profile tenants including Eurostar and the NHS. The available suites are located on the first floor and can be let individually or together.

The current available suites are as follows:

| Suite        | Approx. Net Internal Area |        | Rent pcm |
|--------------|---------------------------|--------|----------|
|              | sq.m.                     | sq.ft. |          |
| <b>101AB</b> | 42.9                      | 462    | £1,075   |
| <b>101C</b>  | 68.2                      | 735    | £1,700   |
| <b>106A</b>  | 39.8                      | 428    | £995     |
| <b>106B</b>  | 39.2                      | 422    | £985     |
| <b>107A</b>  | 49.5                      | 533    | £1,245   |
| <b>107B</b>  | 33.9                      | 365    | £850     |

The above rent includes all services with the exception of broadband, telephone, and business rates.

One off-site Council car parking space allocated per suite (except suite 101C which benefits from 2 spaces).

*Larger office suites are available on an exclusive basis, details on request.*

## Kent House Amenities

- Perimeter trunking
- Category II lighting
- Suspended ceilings
- Fully staffed reception area
- Communal meeting room
- Lift access

## Business Rates

Tenants will be responsible for payment of business rates. However, small businesses may be eligible for complete rates relief under the SBRR scheme. Full details available on request.

## Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. The first floor has a current energy efficient rating of 103 (Band E).

## Terms

The office suites are available to let either together or separately by way of a standard in-house minimum 12 month agreement with break options.

One month rental deposit payable. Rent payable monthly in advance.

## Viewing

Strictly by appointment through these offices.

## For Further Information Contact:

Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

01233 640800

Philip Clapham

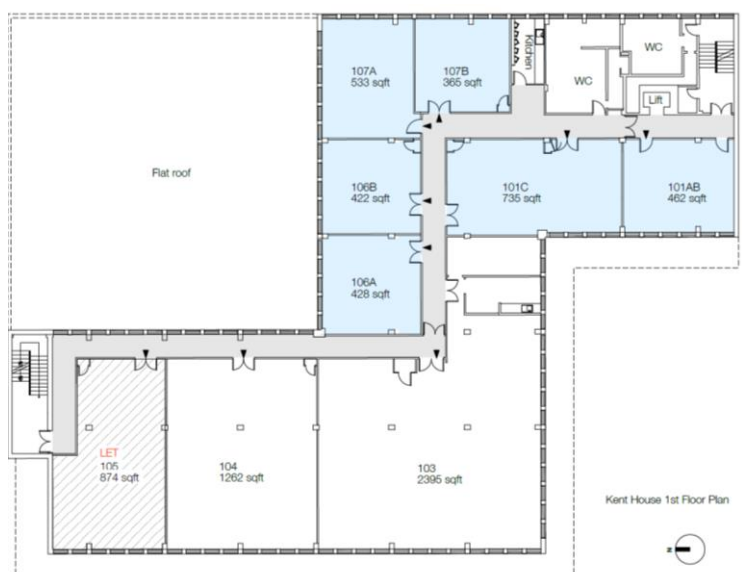
[philip.clapham@smithwoolley.com](mailto:philip.clapham@smithwoolley.com)

01303 226622

## VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). A2905/May 2019

## First Floor Plan:



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.