

Last Suite Remaining

TO LET

**smith
woolley**
chartered surveyors

**OFFICE SUITE CLOSE TO
TOWN CENTRE WITH PARKING**

**HENWOOD PAVILION
HYTHE ROAD, ASHFORD
KENT, TN24 8DH**



Situation

This property is located just off Henwood Road and Hythe Road, the A292, just East of Ashford Town Centre and a 10 minute walk from Ashford International Train Station.

Ashford, in mid-Kent, is some 54 miles South-East of London. Ashford is designated a major regeneration area in Kent, with good road and rail communications. Ashford International Station provides high speed rail services to London (37 minutes) and Eurostar services to Paris, Brussels, Lille and the European rail network. Cross Channel ferry services from Dover and Euro-Tunnel services from Folkestone are a 15-20 minute drive from Junction 10 of the M20 Motorway.

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Description

Henwood Pavilion is a detached modern 3-storey office building built in 1990.

There are recently refurbished communal toilets and kitchen facilities on the first floor with an accessible W/C on the ground floor. The offices have good natural light, carpets, raised floors, central heating and an intercom entry system.

Externally the building has its own private car park and there are 3 parking spaces allocated to each suite. Suite 1 is located on the first floor of the property.

Accommodation

	Approx. Net Internal Area sq m	sq ft
First Floor		
Suite 1	45.43	489

The office has an open-plan configuration with windows on 2 aspects providing good natural light.

Services

All main services are connected to the premises.

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 75 (Band C).

Terms

This suite is available to let on the basis of a new internal repairing lease at the following rent:

First Floor Suite 1: £7,000 per annum plus VAT.

Service charge is payable towards cost of heating, lighting, building insurance, water, and cleaning/maintenance of common areas. Deposit payable.

Business Rates

Tenant to be responsible for payment of business rates, this suite has the following Rateable Value:

First Floor
Suite 1 £5,800

UBR (2019/20) 49.1p

Small business rates relief may apply.

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



Office



Car Park

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.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment through these offices.

For Further Information Please Contact

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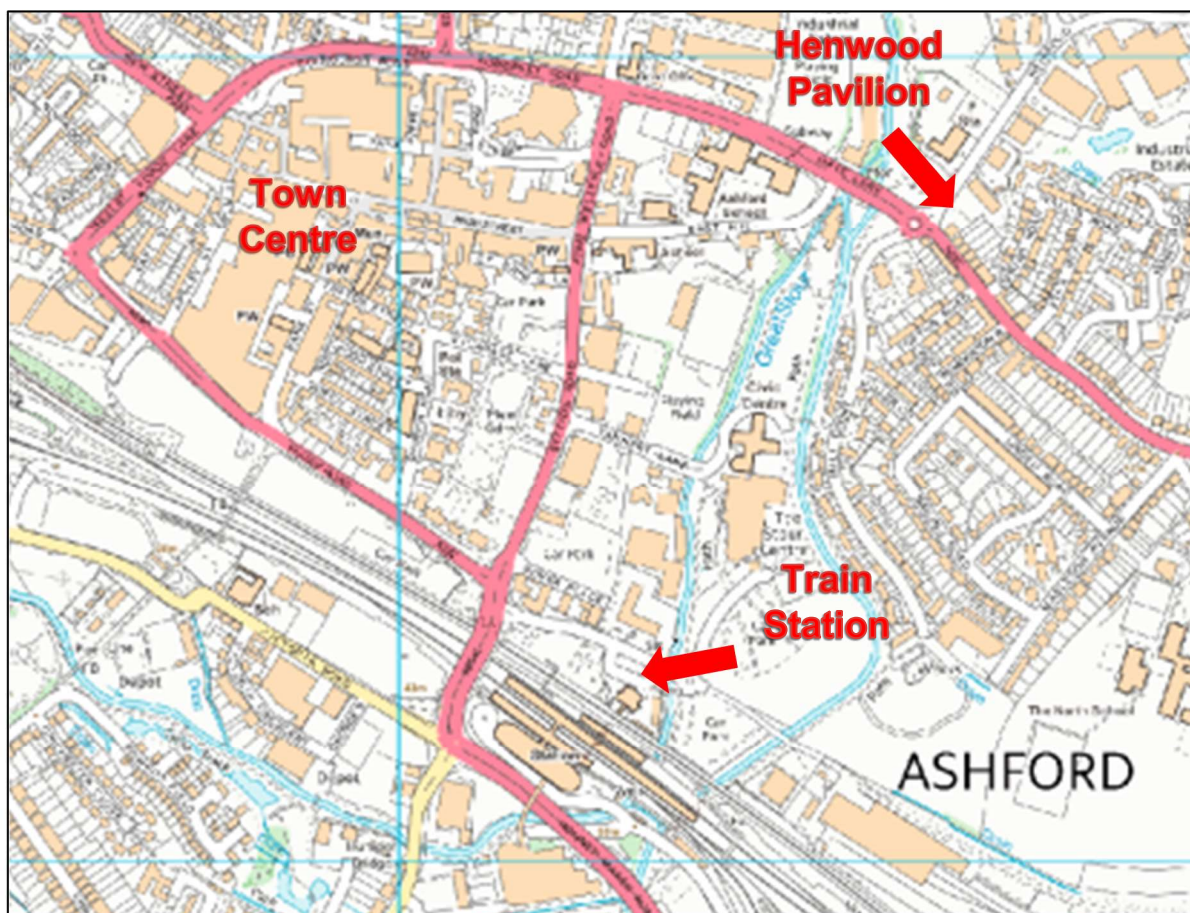
VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

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

A2483/August 2019



HENWOOD PAVILION			
	SUITE 1	SUITE 2	SUITE 3
SECOND FLOOR	BM Wines	Celeris Partners	Driver Hire
FIRST FLOOR	Gabriel GeoConsulting	Retro Tech Labs	MHSB Associates
GROUND FLOOR	Gurkha Business Solutions	Affinity Trust	Affinity Trust



Location Map