

Modern open plan office close to town approximately 53.1 sq m (572 sq ft) To Let

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**£6,850 exclusive of
VAT s/c and
business rates**



1st floor Unit 9, Highpoint Business Village, Ashford, TN24 8DH

Description

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LOCATION

Highpoint Business Village, Henwood Industrial Estate, is situated just to the south of Ashford Town Centre but within convenient walking distance of the International railway station and other amenities within the town centre. The property is approximately equal distance between junctions 9 and 10 of the M20 which provides access to the remainder of the southern motorway network as well as the channel tunnel.

DESCRIPTION

We understand the property was built around the early 90's and provides modern well equipped first floor open plan accommodation which is centrally heated, and includes WC facilities. There are two car parking spaces allocated for the suite.

ACCOMODATION

Shared entrance hall with stairs leading to

First floor

Office approximately 53.1 sq m (572 sq ft)

WC

External

2 allocated parking spaces

LEASE TERMS

The premises are to let on a new internal repairing and insuring lease for a term to be agreed.

RENT

£6,850 per anum exclusive of VAT, service charge and business rates

SERVICE CHARGE

The current service charge which covers the general up keep and maintenance. The figure for this year is £200 per quarter exclusive of VAT. The cost of the gas central heating is shared with the ground floor on a 50% basis.

BUSINESS RATES

We understand the current rateable value of the premises is £5,900

LEGAL COSTS

Each party to be responsible for their own legal costs.

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