

Unit 7, Invicta Business Centre

Ashford Market, Monument Way, Orbital Park, Ashford, Kent TN24 0HB



- Situated on an Established & Popular Business Park
- Modern Air Conditioned Specification
- Excellent Car Parking Provisions
- Open Plan Offices & Board Room
- Lift Access

Modern Office Suite
To Let

99.1 m² to (1,067 sq ft) approx.

Location

The property forms part of the Invicta Business Centre, a modern first-floor office complex within the wider Ashford Market development. The suite is accessed via a dedicated office entrance on the eastern elevation of the building, with additional access available via lift from the main building.

The property is situated within Orbital Park, an established commercial estate strategically located close to Junctions 10 and 10A of the M20 Motorway and benefits from convenient access to the A2070 dual carriageway.

Description

The property comprises a modern first-floor office suite arranged in open-plan accommodation, incorporating a fitted kitchen, and boardroom at mezzanine level.

The offices are finished to a good modern specification, having a suspended ceiling incorporating air-conditioning (heating and cooling) and LED light boxes, perimeter trunking incorporating power and data, and carpeted floors. The suite benefits from shared use of male, female and disability-compliant WC facilities located opposite.

The complex is supported by approximately 600 on-site car parking spaces, available on a first-come, first-serve basis.

The wider Ashford Market development comprises a range of commercial units, to include retail and trade counters, a café and hairdresser.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
First	Offices	71.2	766
Mezzanine	Board Room	27.9	300
Total		99.1	1,067

Terms

The property is available to let by way of a new effective Full Repairing & Insuring Lease (eFR&I) for a term to be agreed.

Rent

Our clients are seeking a rent of £14,000 per annum (exclusive).

VAT

The property is elected for Value Added Tax (VAT).

Business Rates

The property has been assessed as follows:

Offices & Premises: £17,000

Using the 2026/27 Small Business (Non Retail) Multiplier of £43.2p, the rates payable would be £7,344 before any relief schemes.

Service Charge

No formal service charge is currently payable in respect of the Property. The Landlord reserves the right to introduce a formal service charge in the future, should this be considered appropriate.

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for the reimbursing the annual premium.

The allocation for Unit 7 for the current year is £624.46.

Deposit

A suitable rental deposit will be held for the duration of the term. Further details available from the agent.

Use

The property can be used as offices within Class E(g)(i).

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Legal Costs

Each party are to bear their own legal and professional costs.

Photos

The photos were taken in September 2026.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers/ tenants. Therefore, all proposals will be subject to the necessary checks.

Plans & Boundaries

Any plans provided are for indicative purposes only and purchasers must satisfy themselves on the location of any boundaries prior to making any offer.

Viewings

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

Jack Dudley AssocRICS
Jack.dudley@sibleypares.co.uk
01233 629281

Sibleypares.co.uk









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