



## 1500 Eureka Park

Lower Pemberton, Ashford, TN25 4BF

### **PRELIMINARY DETAILS - Head Office Building**

**11,100 to 35,850 sq ft**  
(1,031.22 to 3,330.57 sq m)

- Modern 3 storey office building
- 207 car spaces (1:173 sq ft)
- Raised Floors (150mm clear)
- 13 person passenger lift
- Glazed reception
- VRF Air conditioning
- M20 Junction 9 less than 1 mile

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## Summary

<b>Available Size</b>	11,100 to 35,850 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£338,520 per annum The tenant will be responsible for paying business rates direct to Ashford Borough Council.
<b>Rateable Value</b>	£620,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	There is an estate charge for the upkeep of the common parts, landscaping of Eureka Park. Further information upon request.
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Reception	480	44.59
Ground - Offices	11,100	1,031.22
1st - Offices	12,123	1,126.26
2nd - Offices	12,147	1,128.49
<b>Total</b>	<b>35,850</b>	<b>3,330.56</b>

## Description

A stunning 3 storey headquarters style office building in a prominent location with superb views and facilities including VRF air conditioning, raised floors, suspended ceilings, LG7 lighting, WC's on each floor with shower facilities on the ground floor.

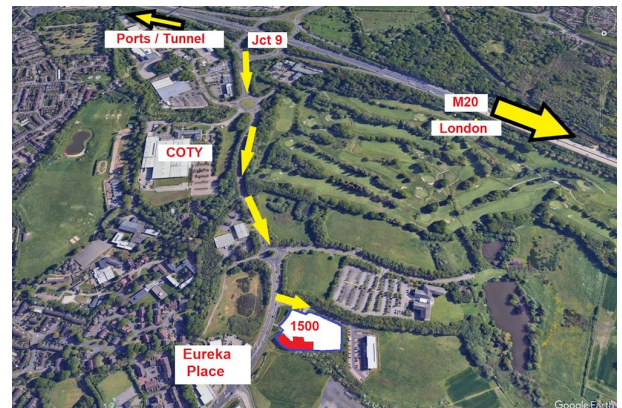
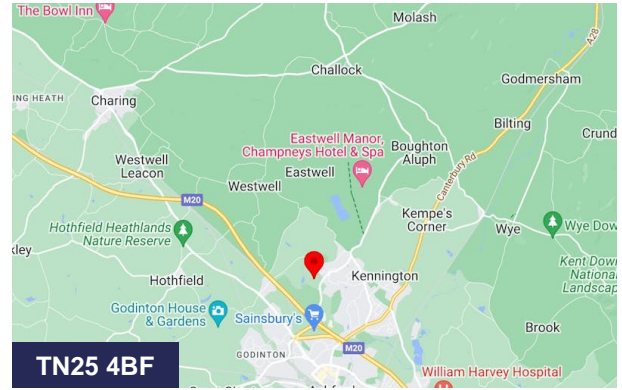
## Location

Eureka Park is an established office location just 1 minutes drive to the North of M20 junction 9 via the A251 Trinity Road providing connections to the M25 and national motorway networks to the West and Dover/Channel Ports to the East. Eureka Place is a short walk from the property providing local shops and eating facilities whilst Ashford town centre is 2 miles to the south, including Ashford International Railway Station providing a travel time of 38 minutes to London St Pancras.

What Three Words: lavished.welcome.reports

## Terms

Entire building available to lease from Q2 2025, alternatively consideration will be given to letting in single floors.



## Viewing & Further Information



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