



KENT HOUSE

81 STATION ROAD ASHFORD TN23 1PP



Kent House

kenthouse

KENT HOUSE
OFFICES
TO LET



FULLY FITTED OFFICES TO LET
SMALL SUITES AND OPEN PLAN FLOORS AVAILABLE
1,400 - 8,512 sq ft



HI SPEED FIBRE
BROADBAND



AIR
CONDITIONING



KITCHEN
FACILITIES



ON SITE
MANAGEMENT



ON SITE
CAFE



WC'S ON
EACH FLOOR



PASSENGER
LIFT



LANDSCAPED
GROUNDS



MEETING ROOM
FOR HIRE



CAR
PARKING



SECURE
BIKE STORE



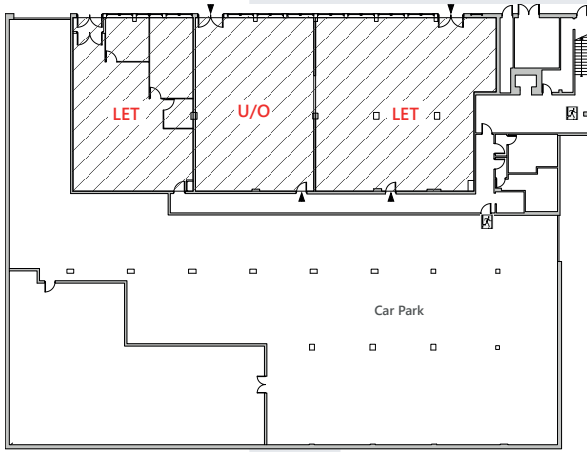
Kent House is a six storey, multi-let office premises set in a prominent and accessible location in the centre of Ashford. Current occupiers include Eurostar and NHS Property Services.

Kent House is one of Ashford's premier office buildings and has been refurbished to a high-standard. It provides a wide range of office accommodation and benefits from on-site car and bicycle parking, meeting rooms and on site management team.

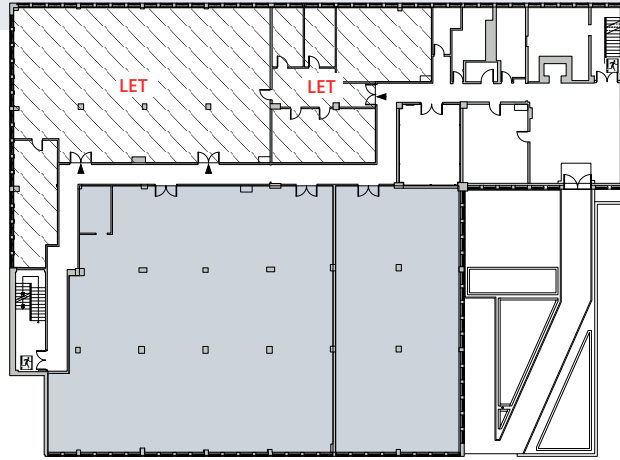
The building also benefits from:

- On site café operated by The Coffee Shed
- Air conditioning
- Refurbished meeting room available to hire
- Recently upgraded external landscaping and communal areas
- Conveniently located in between Ashford International station and the High Street

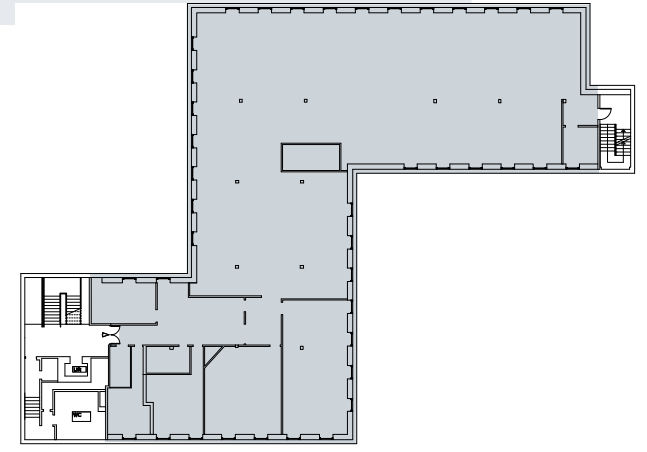




Lower Ground Floor



Ground Floor



Fourth Floor

ACCOMMODATION

Available accommodation is on the fourth and ground floors.

The Ground floor suite is predominantly open plan

The space on the fourth floor is predominantly open plan and includes a kitchen/break out room, two meeting rooms and a board room.

Level	Available Area	Car Spaces
Lower Ground Floor	1,200 sq ft	2
Ground Floor	4,442 sq ft	7
First Floor	Fully Let	
Second Floor	Fully Let	
Third Floor	Chadwicks Business Centre available from 5 desks	
Fourth Floor	7,072 sq ft	14



KENT HOUSE BUSINESS CENTRE



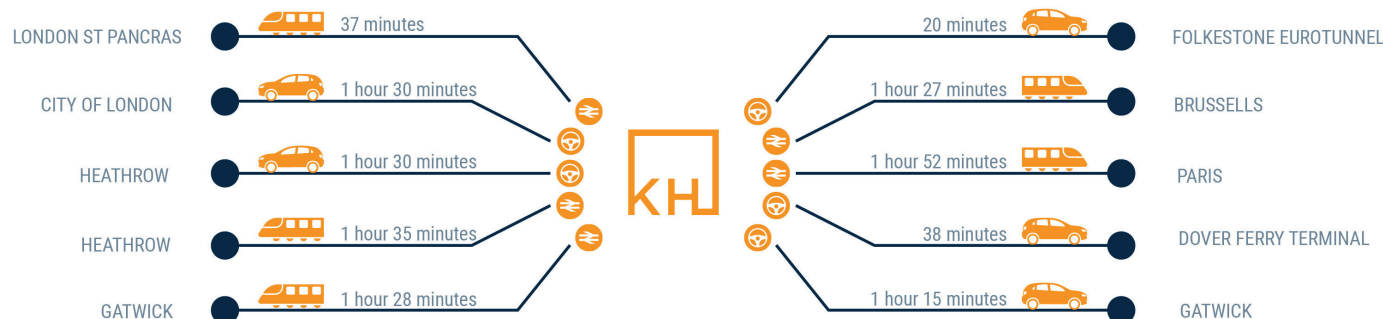
LOCATION

- Conveniently located between Ashford International station and the High Street.
- An array of eateries, shops, hotels & attractions a short walk away.
- Ashford International rail station just a 5 minute walk away with the HS1 rail link service to London St Pancras in just 37 minutes.
- Easy access to the M20 and M25 motorways, with Eurotunnel services from Folkestone just a 20 minute drive & cross Channel ferries from the Port of Dover just 38 minutes by car.
- London Heathrow & London Gatwick airports are both within 90 minutes of Kent House.

Serviced office suites suitable for 8 – 150 people
Prominent | Central | Smart

MODERN & VIBRANT WORKING ENVIRONMENT

- Serviced office suites ready for immediate occupation in this prestigious building located in the centre of Ashford.
- Premium office space with excellent natural light levels and modern fit-out offers a relaxed, inspiring and professional work environment.
- Simple, all-inclusive packages featuring flexible contract terms and options to expand or contract.



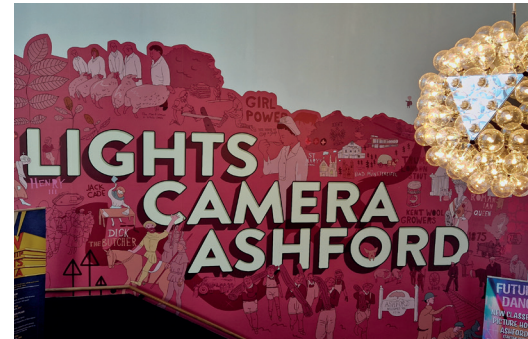
Kent House Business Centre, Kent House, 81 Station Road, Ashford, TN23 1PP



THE SIMPLE SOLUTION TO MEET ALL YOUR OFFICE NEEDS

Our fully-inclusive packages provide you with the following:

- Rent, rates & service charges
- Utilities
- Furniture
- VOIP phone system
- High speed fibre optic internet
- Staffed main reception
- Mail services
- Cleaning
- Passenger lift
- Security
- 24/7/365 access
- Bookable meeting facilities
- Kitchen with tea & coffee consumables
- On-site café
- Breakout areas
- Outdoor terrace
- Secure cycle storage
- Statutory compliance
- Maintenance
- Building services
- Building & landlords contents insurance
- On-site parking (subject to availability)





6. ELWICK PLACE - CINEMA & RESTAURANTS



1. COUNTY SQUARE SHOPPING CENTRE



5. THE HAMPTON HILTON - HOTEL



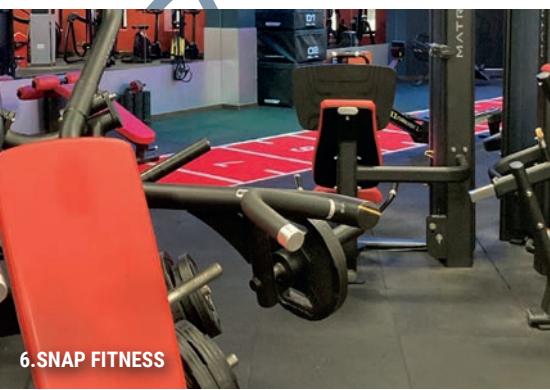
2. THE STOUR CENTRE - LEISURE CENTRE & GYM



6. THE PICTUREHOUSE CINEMA



8. KENT HOUSE CAFE



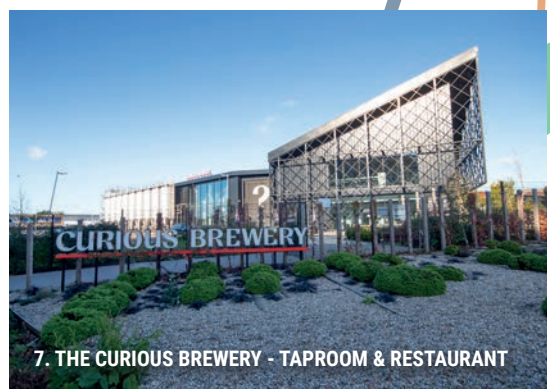
6. SNAP FITNESS



4. THE COACHWORKS - BARS, EATERIES & EVENTS



6. UNITA



7. THE CURIOUS BREWERY - TAPROOM & RESTAURANT



8. ASHFORD DESIGNER OUTLETS



3. ASHFORD INTERNATIONAL STATION



CONNECTIONS

Ashford is extremely well connected for London and the SE region, for European road and rail routes and for the key intercontinental airports at Heathrow and Gatwick. Close to Ashford International rail station which is served by the domestic High Speed 1 (HS1) rail link which connects the town to London St Pancras in 37 minutes. HS1 trains every 30 minutes from Ashford International to London St Pancras 7 days a week.

Junctions 9 and 10 of the M20 motorway are also within close proximity, offering easy road access to the M25, Eurotunnel services from Folkestone and cross Channel ferries from the Port of Dover. The new £100m junction 10a and link road to the A2070 was completed in August 2020, which has improved access from Ashford to the M20.

London Heathrow and London Gatwick airports are both within 90 minutes of Kent House.



••••• 5 minute walk to station







TERMS

The offices are available on a new lease for a term to be agreed, Terms on application.

Fully managed option available with all inclusive pricing. Details available on request.

EPC - **C51**

FURTHER INFORMATION



Angus Malcolmson
M 07836 627 477
angus.malcolmson@avisonyoung.com



Siobhan Wood MRICS
D 01233 640 800
M 07834 519 748
Siobhan.Wood@smithwoolley.com

IMPORTANT NOTICE: Avison Young and Smith Woolley hereby give notice that the information provided (either for themselves or for the vendors of this property whose agent Avison Young and Smith Woolley are) in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. (3) No person in the employment of Avison Young nor Smith Woolley, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) Avison Young and Smith Woolley shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young and Smith Woolley. July 2024