

**Rent Reduction**

**TO LET**

*GROUND FLOOR OFFICE SUITE*

smith  
woolley  
chartered surveyors

**UNIT 14  
HIGHPOINT BUSINESS VILLAGE  
HENWOOD, ASHFORD  
KENT, TN24 8DH**



**Situation**

Highpoint Business Village is situated on the Henwood Industrial Estate located approximately one mile North East of Ashford Town Centre.

Ashford, in mid-Kent, is some 54 miles South-East of London. The town is expanding, with a current population of approximately 60,000 inhabitants, and benefits from a good communication network via the A20/M20 and five mainline railways in addition to the international passenger station giving direct access to Northern Continental Europe. High speed trains run into London with a journey time of 38 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the East.

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## Description

The property forms part of an established business estate on Henwood Industrial Estate. Unit 14 is a two storey brick construction office building located in a prominent position at the entrance to Highpoint Business Village. The ground floor office suite is available to rent. There is a shared entrance porch leading to the office. The office was originally open-plan but the current layout provides a reception area and three offices. There is a small kitchen area within the office suite and W/C facilities are provided in the entrance lobby.

The offices benefit from gas-fired central heating, lighting and carpets. Parking for up to 2/3 cars is provided in the front of the buildings and nearby pay and display public car park.

## Accommodation

	Approx. Net Internal Area	
	sq. m.	sq. ft.
Offices (Disregarding partitioning)	76.92	828
Kitchen	2.23	24
<b>Total</b>	<b>79.15</b>	<b>852</b>

Plus car parking

## Business Rates

Rateable Value           £9,000  
UBR (2017/18)           46.6p

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

## Services

Water, drainage and gas-fired central heating.

## Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 89 (Band D).

## Other:

Some office furniture may be available, if required by the occupier.

## Terms

The office suite is available to let on F.R.I terms at a rent of **£11,000 per annum plus VAT**. An estate service charge and deposit also payable. Length of lease term is negotiable.

## Legal Costs

Ingoing tenant will be responsible for the Landlord's reasonable legal costs.

## Viewing

Strictly by appointment through these offices.

## For Further Information Contact:

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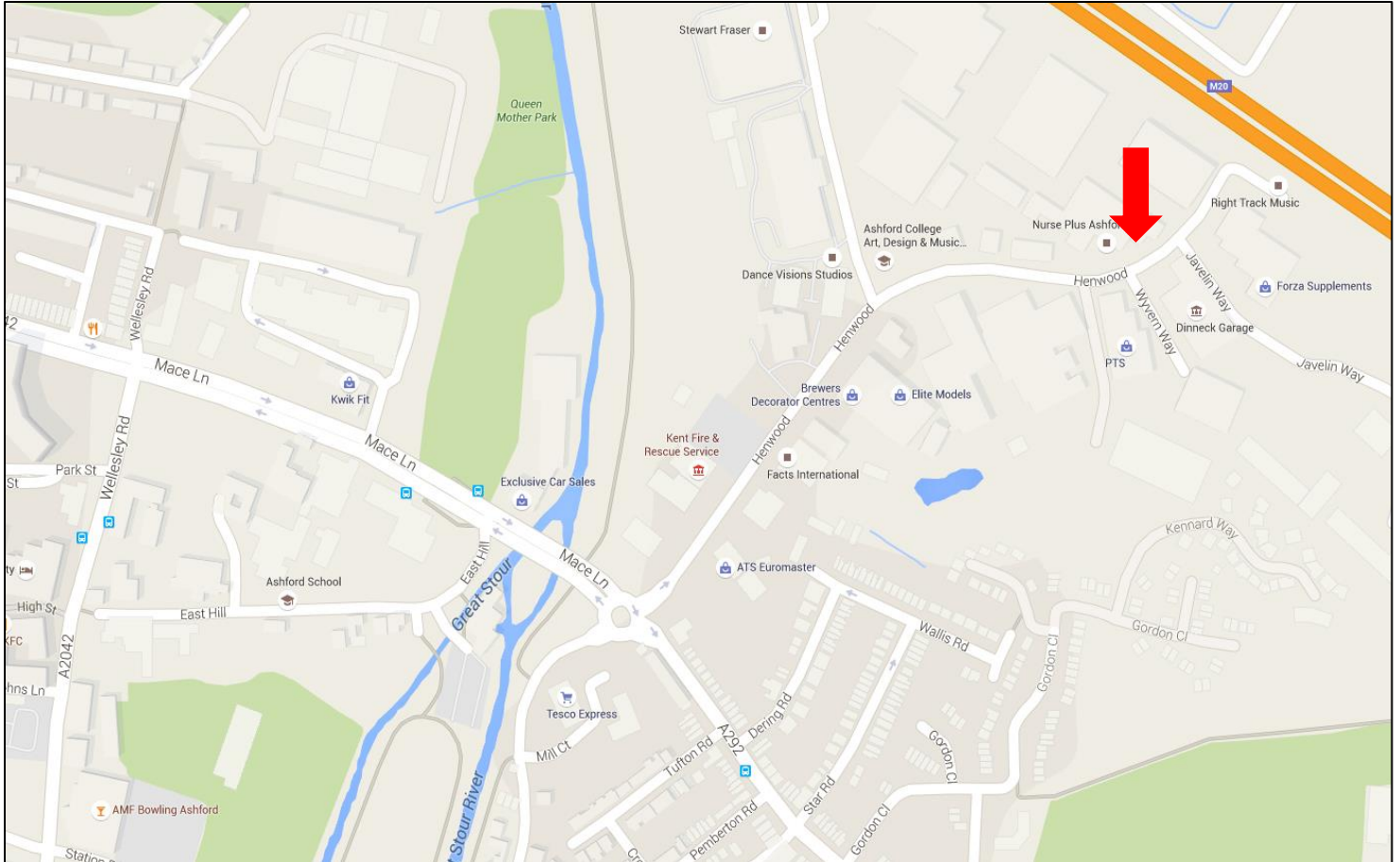
## SUBJECT TO CONTRACT

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

A2892/April 2017



## Location Map



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.