

Rent Reduction

TO LET

**NORTHGATE HOUSE
NORTH STREET
ASHFORD, KENT
TN24 8JR**

**smith
woolley**
chartered surveyors

WITH CAR PARKING



Situation

Northgate House is situated in North Street and occupies a prominent location on the ring road at the junction with the A2042 leading to Canterbury in the centre of the town adjoining the multi storey car park.

The property is found at the end of the pedestrianized North Street where many financial occupiers are based including Betts & Co Solicitors, Hallett & Co Solicitors, Calcutt Matthews Accountants and the Kent Messenger Newspaper.

The M20 Motorway Junctions 9 and 10 are easily accessed connecting with the M25 and Motorway network, the Eurotunnel at Folkestone and the Port of Dover, both with freight and passenger services to France. From Ashford International railway there are high speed services to London St Pancras (38 minutes) and Paris Gare du Nord (1 hour 52 minutes).

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www.smithwoolley.com 01233 640800 ashford@smithwoolley.com

Description

The property is arranged over ground, first and second floors with excellent natural light throughout. The ground floor is accessed via an entrance door under the arch, with a second entrance from North Street. There are W.C. facilities available on all three floors and kitchen facilities on both the ground and first floors.

The ground floor is currently partitioned to create a number of individual offices and meeting rooms whilst the first and second floors comprise a more open-plan layout.

There are 2 car parking spaces to the side of the property and 5 additional annual car parking passes for central Ashford car parks (details on request).

Accommodation

Approx. Net Internal Area

	sq. m.	sq. ft.
Ground Floor	172	1,851
First Floor	190	2,045
Second Floor	191	2,056
Total	553	5,952

Terms

This property is available to rent on a new full repairing and insuring lease at a rent of **£65,000 per annum (plus VAT)**. Deposit payable.

Business Rates

Tenants to be responsible for payment of business rates.

Rateable Value	£65,000
UBR (2017/18)	47.9p

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

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. This property has an energy efficient rating of 78 (Band D).

Legal Fees

The ingoing tenants are to be responsible for both parties' legal costs.

Viewings

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 on request).

A2872/August 2017

Rent Free Period Available



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.

Energy Performance Certificate

Non-Domestic Building



Northgate House
34-36 North Street
ASHFORD
TN24 8JR

Certificate Reference Number:
9990-9955-0325-4790-0034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

78

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 611
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 55.86

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built
78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



Ground Floor

