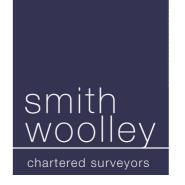


Rent Reduction NORTHGATE HOUSE **NORTH STREET** ASHFORD, KENT **TN24 8JR**



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 Pancreas (38 minutes) and Paris Gare du Nord (1 hour 52 minutes).

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	.xoraaA	Net	Internal	Area
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	sq. m.	sq. ft.
Ground Floor	172	1,851
First Floor	190	2,045
Second Floor	191	2,056
Total	FF2	E 0E3
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.

Rent Free Period Available



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:

Siobhan Wood siobhan.wood@smithwoolley.com 01233 640800

Kathreen Stafford

kathreen.stafford@smithwoolley.com

01303 226622

www.smithwoolley.com

SUBJECT TO CONTRACT

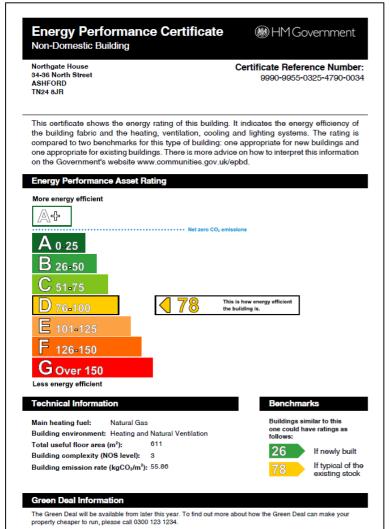
(This firm operates a Complaints Handling Procedure, details of which are available on request).

A2872/August 2017





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.









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