

Two Suites Available

TO LET

SERVICED OFFICE SUITES

REPTON MANOR
REPTON AVENUE
ASHFORD, KENT
TN23 3GP

smith
woolley
chartered surveyors



Situation

Repton Manor stands at the entrance to the new residential estate Repton Park, the property is located directly behind Waitrose supermarket and is minutes away from Junction 9 of the M20 motorway.

Ashford, in mid-Kent, is some 54 miles South-East of London. Ashford is designated a major regeneration area in Kent, with good road and rail communications. Ashford International Station provides high speed rail services to London (37 minutes) and Eurostar services to Paris, Brussels, Lille and the European rail network. Cross Channel ferry services from Dover and Euro-Tunnel services from Folkestone are a 15-20 minute drive from Junction 10 of the M20 Motorway.

Description

The Manor House dates back in part to the 14th century, but has been refurbished to provide modern offices with excellent natural light, communal facilities on each floor and very generous parking to the rear and 24/7 access.

The suites boast a range of period features and benefit from strip lighting, electric wall heaters, intercom telephone, perimeter trunking and telephone points.

Suite 7a is located on the first floor and is a long, narrow room ideally suitable for one person.

Suite 11 is located on the second floor and comprises a main office with a side alcove storage area.

There is a meeting room also available by appointment and is free of charge.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Suite 7a	15.0	161
	(2.5m wide x 6m long)	
Suite 11 – Main Office	22.6	243
Side Office	<u>3.38</u>	<u>36</u>
Total	25.98	280

Terms

The suite is available to Let and the length of lease is negotiable. The rent is all inclusive of the following, excluding telephone costs.

- Water and drainage
- Electricity and heating
- Building insurance
- Car parking in communal car park
- External lighting and security
- Broadband
- All building repairs
- Alarm maintenance
- Business Rates
- Cleaning and maintenance of the communal areas

Suite 7a: £180 pcm plus VAT

Suite 11: £670 pcm plus VAT

One month's deposit payable and rent is payable monthly in advance.

Services

All main services are connected. Heating is by fan-assisted electric heaters, individually controlled.

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. This property has an energy efficient rating of 45 (Band B).

Legal Costs

Standard in-house lease agreement.

Viewings

Strictly by appointment through these offices.

For Further Information Please Contact

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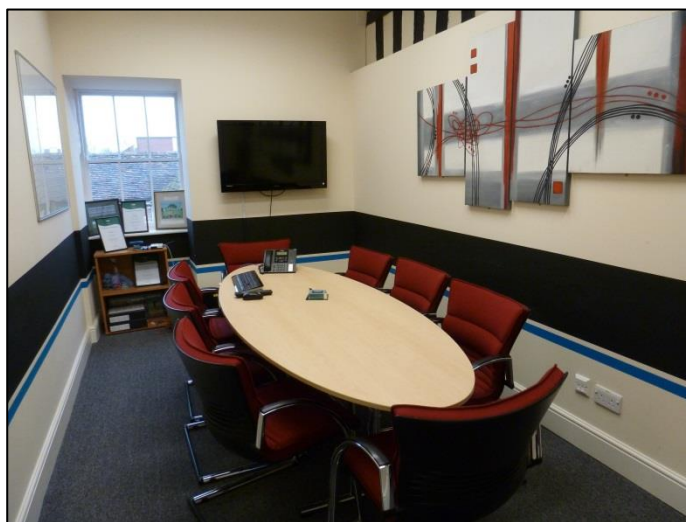
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**VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT**



Meeting Room

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

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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.