Stafford Perkins
CHARTERED SURVEYORS

01233 613900
11 Park Street
Ashford
TN24 8LR
www.staffordperkins.co.uk

Upper Floors, 10/12 Middle Row
Ashford, Kent TN24 8SQ

W3W: finely.trend.rivers



TOWN CENTRE SELF-CONTAINED OFFICE ACCOMMODATION

TO LET

- 750 sq.ft. office accommodation
- Prominent Location in Town Centre
- New lease available
- Self-Contained Entrance

Rent Sought: £9,500 per annum.

STAFFORD PERKINS
Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

The property is located in the heart of Ashford's pedestrianised area in the centre of Middle Row, benefitting from a high pedestrian flow to three elevations.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can provide direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This period timber framed building has brick elevations under a peg tiled roof and provides approximately 750 sq.ft. of office accommodation on the first floor. The second floor provides male and female WC facilities, a small kitchen and a staff rest area. The building provides self-contained office accommodation on the first and second floor, accessed via a ground floor door with a reception area and display window.

ACCOMMODATION

First Floor – Offices 753 sq.ft.
Second Floor – Kitchen 107 sq.ft.
Plus WC.



SERVICES

All main services are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £12,500.
The uniform business rate multiplier for the year 2026/27 is 43.2p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £9,500 per annum.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have a current energy efficiency rating of 41 (Band B).
Certificate and Report can be viewed at https://find-energy-certificate.digital.communities.gov.uk/

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.

RICS