MARTINE WAGHORN
CHARTERED SURVEYORS

Office
To Let / For Sale



190 Eureka Park

Upper Pemberton, Ashford, TN25 4AZ

Modern self contained office with parking ready for occupation

1,470 to 2,974 sq ft

(136.57 to 276.29 sq m)

- VAV air conditioning
- Raised access flooring
- LED lighting
- Suspended ceilings
- Lift
- Male & Female WC's
- 11 Car spaces
- M20 Juction 9 less than 1 mile

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Summary

Available Size	1,470 to 2,974 sq ft
Rent	£58,000 per annum . Exclusive of any other outgoings.
Price	£695,000 PRICE REDUCED
Rates Payable	£31,200 per annum The tenant will be responsible for paying the business rates direct to Ashford Borough Council. The 11 car parking spaces have a separate rateable vale of £2,200 (Rates Payable £1,126 pa)Tenants are advised to make their own enquires with the Borough Council.
Rateable Value	£65,000
Service Charge	£4,910 per annum There is a service charge for the upkeep of the common parts of the estate. Further information upon request.
VAT	Applicable. VAT is payable at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)







Description

The property which has been refurbished is an end of terrace modern, 2 storey office building with air conditioning, LED lighting, suspended ceilings, raised floor, passenger lift, double glazing and 11 car parking spaces.

Location

Eureka Park is located 1 minute's drive to the north of J9 M20 via the A251 Trinity Road. Amenities close by include the Leisure Park, Ashford International Hotel and golf course. In the immediate vicinity Eureka Place is a local centre including One Stop, various restaurants and catering outlets, medical centre and day nursery.

Accommodation

The property comprises of the following net internal area:

Floor/Unit	sq ft	sq m
Ground	1,470	136.57
1st	1,504	139.73
Total	**2,974**	**276.30**

Terms

Available on a new full repairing and insuring lease for a term to be agreed. The property is available as a whole or consideration will be given to letting individual floors.

The Landlords will also consider the sale of the long leasehold expiring December 2160 (Circa 135 year unexpired)

Anti-Money Laundering Regulations

In accordance with HMRC Anti-money laundering legislation, we are obliged to undertake a full identity verification check of all purchasers upon an offer being accepted and we will require ID proof prior to instructing solicitors to proceed with the transaction.

Viewing & Further Information



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