

PROPERTY DETAILS

**OFFICE / CLASS E BUILDING
ALL ENQUIRIES TO LET****Location:** ASHFORD, KENT**Property:** WELLINGTON HOUSE, 14-16 CHURCH ROAD TN23 1RE**Size:** 6,785 Sq Ft (630.35 Sq M)

- Town Centre Location
- All Class E Uses Permitted
- Central Heating
- Ample Car Parking

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTSThe Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk

Location

Ashford Town Centre

M20 – 1.5 miles

Ashford International Rail Station – 0.3 miles

Description

The property comprises a detached building in previous office use on ground and two upper floors. There is ancillary storage space at lower ground floor level. The property benefits from gas fired central heating.

Floor Areas

The property has been measured in accordance with International Property Measurement Standards 3, 2nd edition:

	<i>Sq M</i>	<i>Sq ft</i>
Ground	155.70	1,676
First	158.22	1,703
Second	158.22	1,703
Cellar	158.22	1,703
TOTAL	630.35	6,785

Rent

From £7.50 per annum exclusive.

Lease

A new sub lease of the whole or floors is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded. A new lease may be available from the landlord.

Business Rates

Rateable Value £76,000 from 1 April 2023.

Standard multiplier 51.2p

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144 wt@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published:** 03/23