

# Unit 15, The Oak Trees Business Park

The Courtyard, Orbital Park, Ashford, Kent TN24 0SY

- Situated on an Established & Popular Business Park
- Modern Air Conditioned Specification
- Allocated Car Parking Spaces
- EPC Assessed within Band A (16)
- Rooftop Solar Panels Installed

Modern Business Unit  
FOR SALE

90.6 m<sup>2</sup> to (975 sq ft) approx.

## Location

The property is situated on The Oak Trees Business Park, a modern industrial/ office development constructed within the past 5 years.

It is positioned on the Orbital Park, an established trading estate popular with office, industrial, trade counter, motor trade and retail warehouse occupiers positioned just off Junctions 10 and 10a of the M20 Motorway and conveniently accessed from the A2070 dual carriageway.

## Description

The property comprises a modern, attached office building of steel frame construction, finished with high-quality mini-rib cladding, aluminium-framed windows and doors, and a pitched insulated roof.

The accommodation is arranged over ground and first floors to provide modern office space, including a ground floor meeting room and WC/shower room, together with a first floor kitchen and additional WC.

The offices are finished to a high specification, having painted and plastered walls, suspended ceilings incorporating modern air conditioning units (heating and cooling), LED light boxes, raised access floors with integrated power and data, and carpeted floors.

The property benefits from an existing rooftop solar PV installation, generating renewable electricity to help reduce energy costs.

The system does not include battery storage, with power consumed directly by the building when generated.

Externally, the property benefits from three allocated car parking spaces which can be double banked.

## Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Offices & Meeting Room	45.2	486
First	Offices	45.4	488
Total		90.6	975

## Title

The property is owned Freehold on Title TT56573.

## Terms

We are instructed to sell the freehold interest with vacant possession.

The client would consider letting the property by way of a new Full Repairing & Insuring Lease for a term to be agreed.

## Price

Our clients are seeking offers in the region of £250,000 on an unconditional basis.

## Rent

Our clients are seeking a rent of £18,000 per annum (exclusive).

## Business Rates

The property has been assessed as follows:

Offices & Premises:      £17,750

Using the 2026/27 Small Business (Non Retail) Multiplier of £43.2p, the rates payable would be £7,668 before any relief schemes.

## VAT

The property is elected for Value Added Tax (VAT).

## Estate Charge

There is an estate charge payable for the upkeep and maintenance of the communal areas. The most recent yearly allocation was £750 (exc).

## EPC

The property has been assessed within Band A (16).

## Use

The property can be used as offices within Class E(g)(i).

## Legal Costs

Each party are to bear their own legal and professional costs.

## Photos

The photos were taken in June 2026.

## Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## Purchaser/ Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers/ tenants. Therefore, all proposals will be subject to the necessary checks.

## Viewings

Strictly by prior appointment through sole agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
01233 629281

Sibleypares.co.uk







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