



**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

OFFICE – 825 SQ FT (76.64 SQ M)

Unit 13, Highpoint Business Village, Henwood, Ashford, Kent, TN24 8DH

DESCRIPTION

To Let - This is a modern two storey purpose-built office building providing an attractive work environment. The ground floor has recently been let separately and we are now marketing the first floor, having a total of square footage of 825 sq. ft, with Suite 1 being 475 sq.ft. and Suite 2 being 350 sq.ft. The accommodation includes shared WCs on the ground and first floor, and benefits from LED lighting and a CAT6 IT infrastructure with generous provision of ethernet sockets, power points and a local server patch panel. Air-conditioning provides cooling and back-up heating, augmenting a new gas-fired central heating boiler. There is a shared kitchen on the first floor, along with a landing store cupboard. All mains services are connected to the premises.

LOCATION

This property is located in a business village of 15 units built in 1989 and situated on the Henwood Industrial Estate approximately half a mile east of Ashford town centre, mid-way between junctions 9 & 10 of the M20 motorway. 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 gives direct access to northern continental Europe via Eurostar and London is some 38 minutes away via HS-1.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor - Suite 1	475	44.13
1st Floor - Suite 2	350	32.52
TOTAL	825	76.65

AMENITIES

- Suites from 350 to 825 sq ft
- Air-conditioned and centrally heated
- Immediate availability
- New lease available
- Good parking
- Available as individual suites or as a whole

RENT

£11,500 per annum.
 Suite 1 at £7,125 per annum
 Suite 2 at £5,250 per annum

BUSINESS RATES

Upon Enquiry.

RATEABLE VALUE

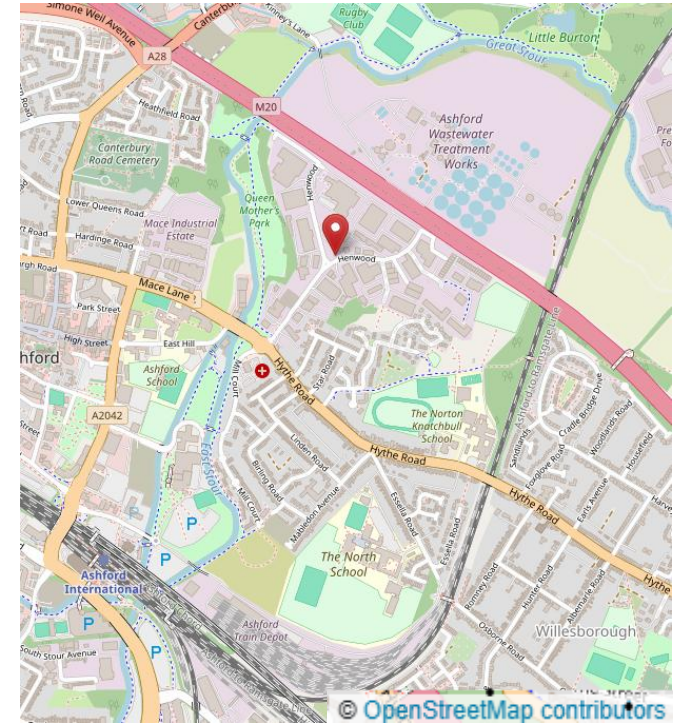
£9,800

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS – 01322 285 588

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