

**MODERN OFFICE BUILDING WITH CAR PARKING
READY FOR OCCUPATION**

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**190 EUREKA PARK,
UPPER PEMBERTON,
ASHFORD,
KENT
TN25 4AZ**

136.6 - 276.3 sq m (1,470 - 2,974 sq ft)

TO LET OR FOR SALE

- ▶ VAV air conditioning
- ▶ Raised access flooring, suspended ceilings and LED lighting
- ▶ Passenger lift
- ▶ 11 car parking spaces



Location

Eureka Park is located 1 mile drive to the north of J9 M20 via the A251 Trinity Road. Amenities close by include the Leisure Park, Ashford International Hotel and Ashford Golf Club. In the immediate vicinity, Eureka Place is a local centre including a Tesco Local, various restaurants and catering outlets, medical centre and day nursery.

Description

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

Accommodation

The property comprises the following approximate net internal areas:

Description	SQ M	SQ FT
Ground	136.57	1,470
First	139.73	1,504
	276.30	2,974

Terms

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 years unexpired).

VAT

VAT is payable where applicable at the prevailing rate.

Rates

According to the Valuation Office Agency website the property's description is "Offices and Premises " and the rateable value is £51,500.

The 11 car parking spaces have a separate rateable value of £2,200.

Service Charge

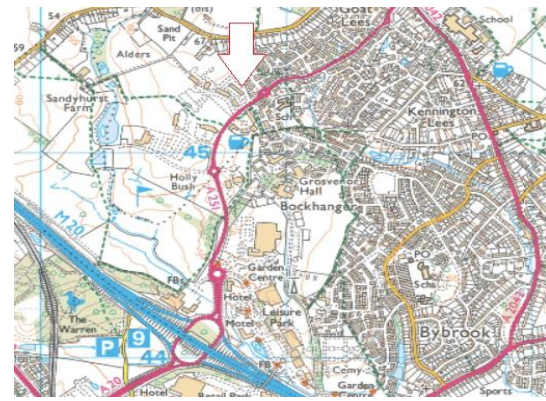
£4,910 per annum. There is a service charge for the upkeep of the common parts of the Estate

Legal Costs

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

EPC

The property has an energy performance rating of D(98)



Viewing
By appointment, please contact
the joint marketing agents:

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