



Office

TO LET

190 Eureka Park

Upper Pemberton, Ashford, Kent TN25 4AZ

Refurbished Modern air conditioned self contained office

Size 2,974 sq ft (276.29 sq m)

Ready for Occupation

Key Points

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

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.

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.

Accommodation

The property comprises the following approximate net internal area:

	Sq. Ft	Sq. M
Ground Floor	1,470	136.56
First Floor	1,504	139.72
TOTAL	2,974	276.28

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

£58,000 per annum
Exclusive of any other outgoings.

EPC

This property has been graded as B (48).

Business Rates

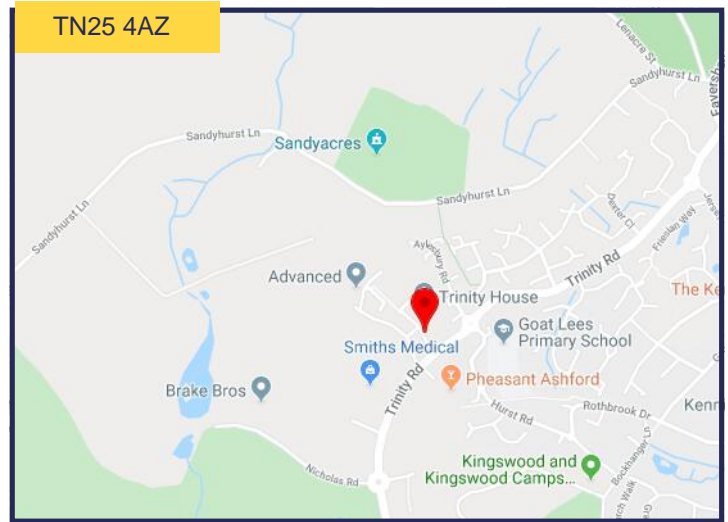
Rates Payable: £21,972 per annum
(based upon Rateable Value: £44,750 and UBR: 49.1p)
The tenant will be responsible for paying the business rates direct to Ashford Borough Council. Tenants should make their own enquires with the Borough Council.

Service Charge

There is a service charge for the upkeep of the common parts of the estate. Further information upon request.

Legal Costs

Each party to bear its own costs.



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