

Generous move-in
package: Incentives +
legal fees contribution

*Subject to terms

INCA
HOUSE

EUREKA PARK
ASHFORD TN25 4AB

Two storey office building with exceptional parking
2,933 to 15,096 sq ft (272.48 to 1,402.45 sq m) **TO LET**

An iconic office building, prominently sited on Eureka Park with superb views, has undergone extensive refurbishment. Inca House also benefits from an excellent car parking provision of 96 car spaces representing a ratio of 1 car space per 157 sq ft.

Available to lease, Inca House has been designed for occupation as a whole or in parts.



FRESH APPROACH



WORK SPACE



EPC Rating: A



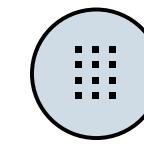
VRV
air conditioning



Double height
feature
reception



Raised access
floors



Suspended
ceilings with
LED lighting



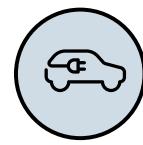
Male & female
WC's / showers



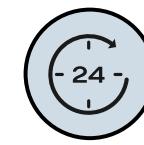
Passenger
lift



96 on site
car spaces
(1:157 sq ft net ratio)



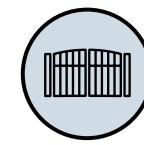
Electric car
charging points



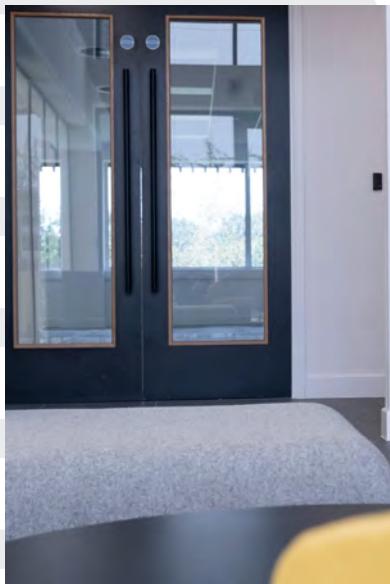
Access
control



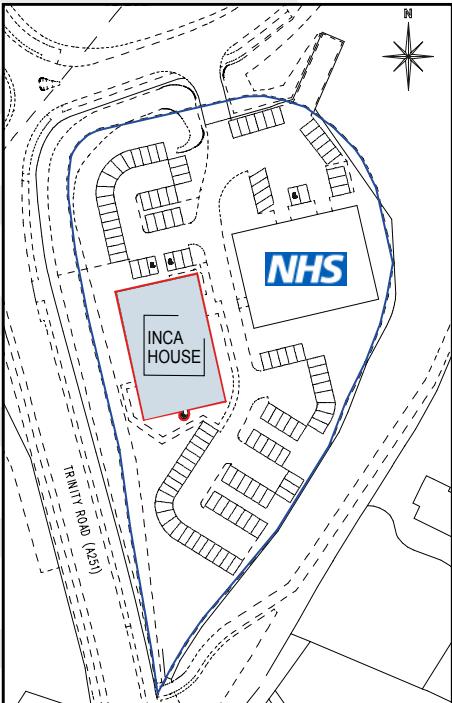
Covered
cycle racks



Gated site
entrance

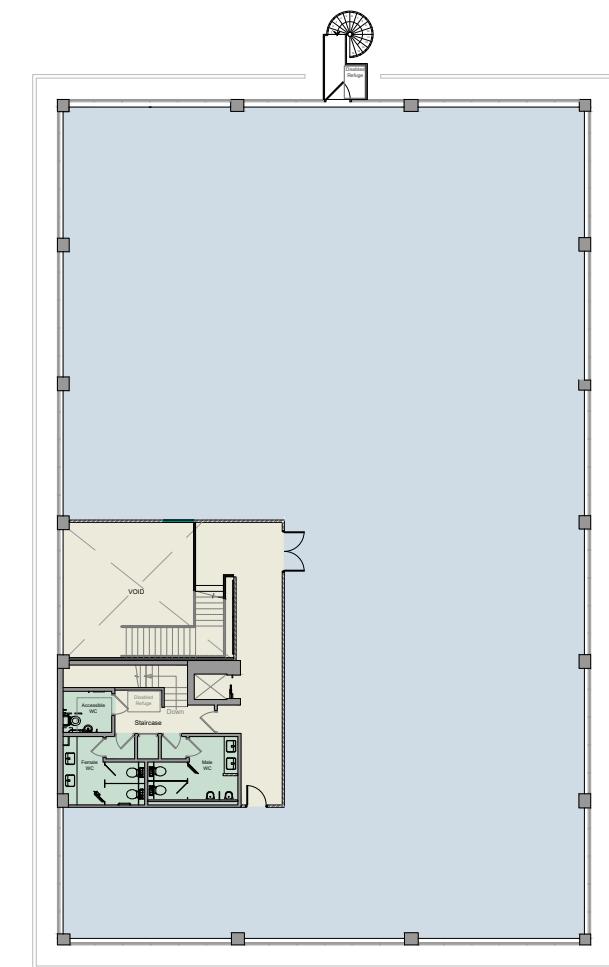
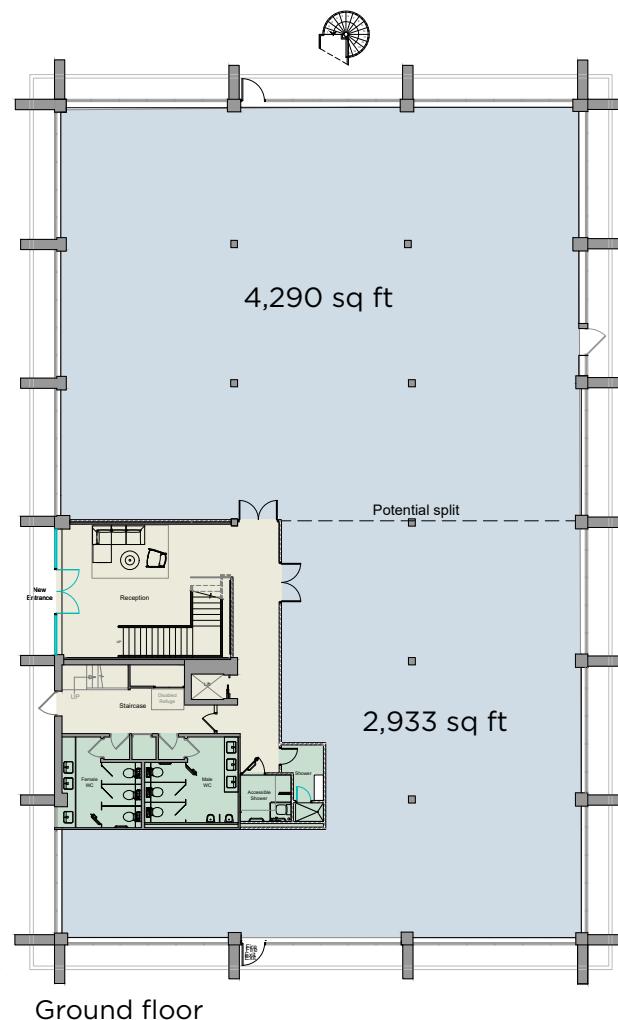


Available as a whole or in parts
from 2,933 sq ft with a total of
96 car spaces (Ratio 1:157 sq ft)



Accommodation

Floor	sq m (NIA)	sq ft (NIA)
Ground - Reception	45.56	500
Ground	671.03	7,223
First	684.97	7,373
Total	1,402.45	15,096



An ideal office location with excellent road and rail connections



Eureka Park

Eureka Park, situated within 5 minutes' drive from the centre of Ashford and 1 minute's drive from junction 9 M20, is a high-quality landscaped business park home to various major occupiers including Brakes, EDF, Smiths Medical, NHS and Coty Rimmel.

Local amenities include:

- 18-hole golf course
- Eureka Retail Park including restaurants and cinema
- Gym - Bannatyne's Health Club
- Hotels - Premier Inn, Travelodge and Eastwell Manor

Eureka Place

Eureka Place is a modern, local amenity centre within easy walking distance of Inca House and with dedicated parking. Occupiers include The Pheasant Pub/Restaurant (Marston's), Tesco Express, Corals, Pharmacy, Cinnamon Spice Indian Restaurant, Pizza Hut, Fish Restaurant, Café, Vets and Busy Bees Day Nursery.

Driving distances from Inca House



Current fastest train times from Ashford International



An abundance of local amenities



TERMS Available on a new lease for a term to be agreed.

RENT On application.

SERVICE CHARGE Further information on request.

EPC Rating A-17.

FURTHER INFORMATION Available through the joint sole agents.

**INCA
HOUSE**

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ASHFORD TN25 4AB



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