

Generous move-in  
package: Incentives +  
legal 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.

INCA  
HOUSE





# FRESH APPROACH





# WORK SPACE



EPC Rating: A



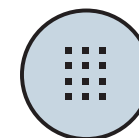
VRV  
air conditioning



Double height  
feature  
reception



Raised access  
floors



Suspended  
ceilings with  
LED lighting



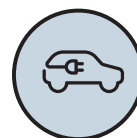
Male & female  
WC's / showers



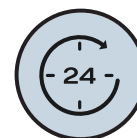
Passenger  
lift



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



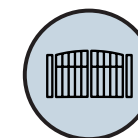
Electric car  
charging points



Access  
control

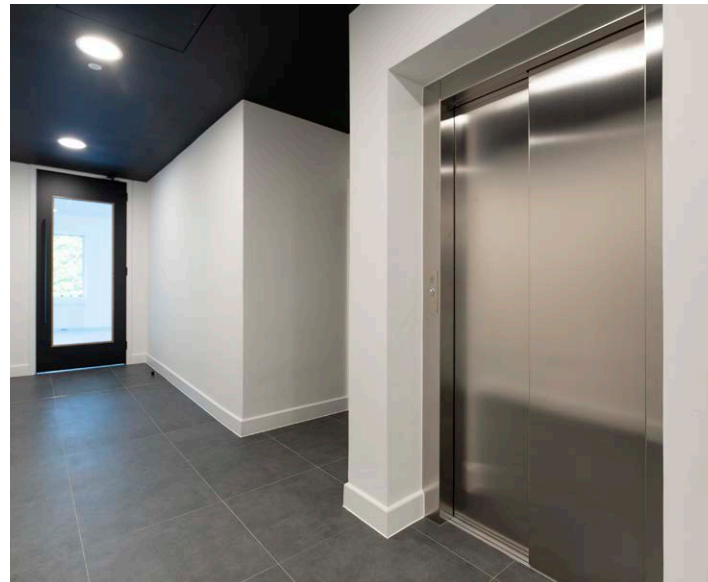
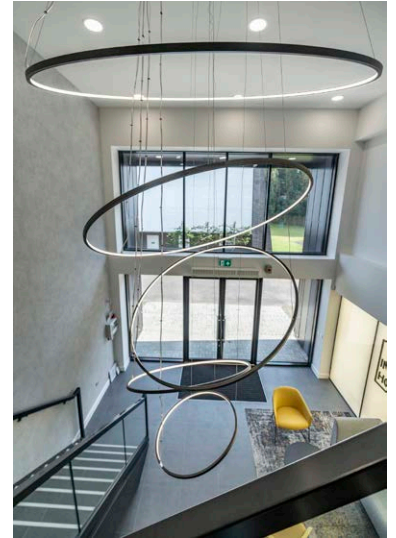


Covered  
cycle racks



Gated site  
entrance

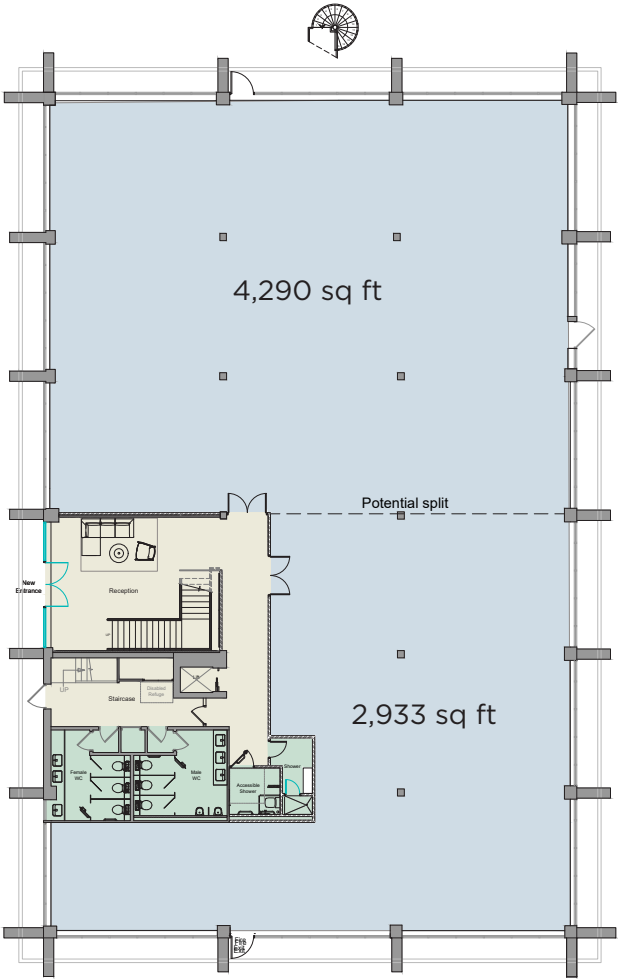
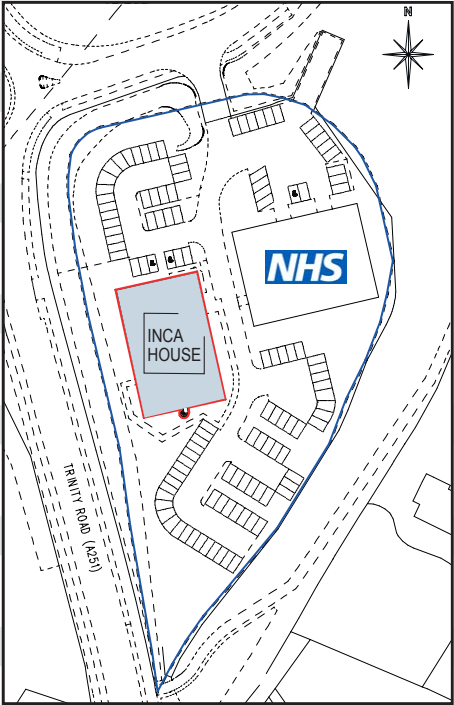




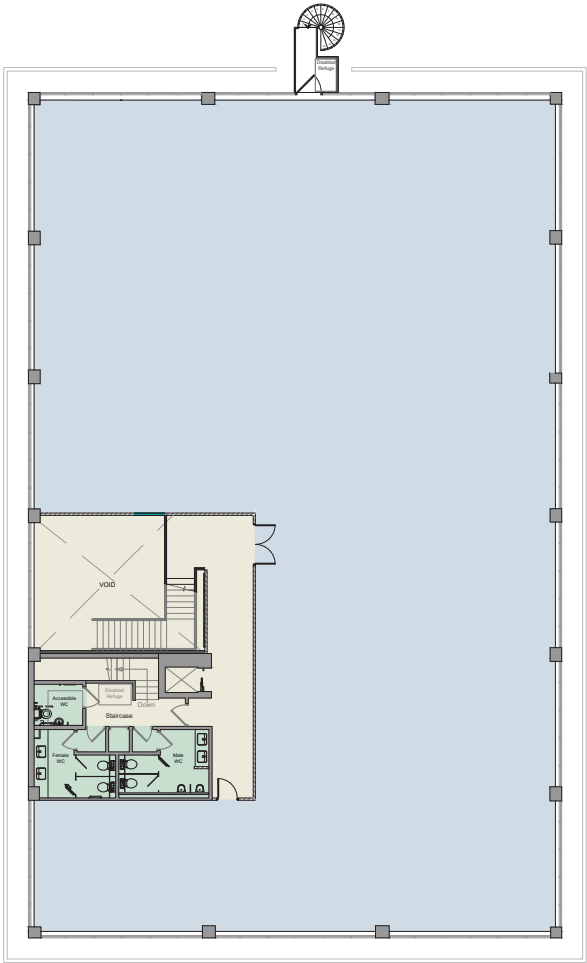
Available as a whole or in parts  
from 2,933 sq ft with a total of  
96 car spaces (Ratio 1:157 sq ft)

Accommodation

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



Ground floor



First floor

## 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.

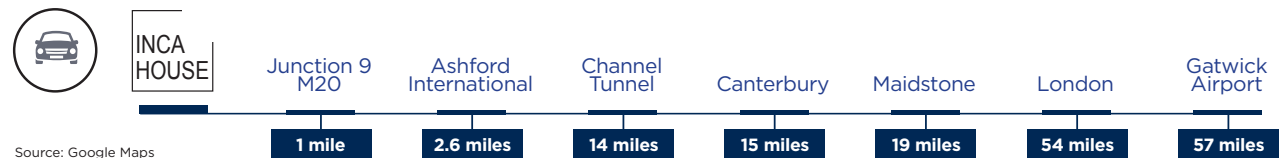
Local amenities include:

- 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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