



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



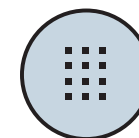
VRV
air conditioning



Double height
feature
reception



Raised access
floors



Suspended
ceilings with
LED lighting



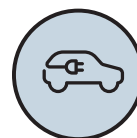
Male & female
WC's / showers



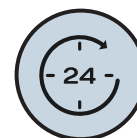
Passenger
lift



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



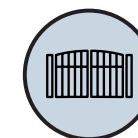
Electric car
charging points



Access
control



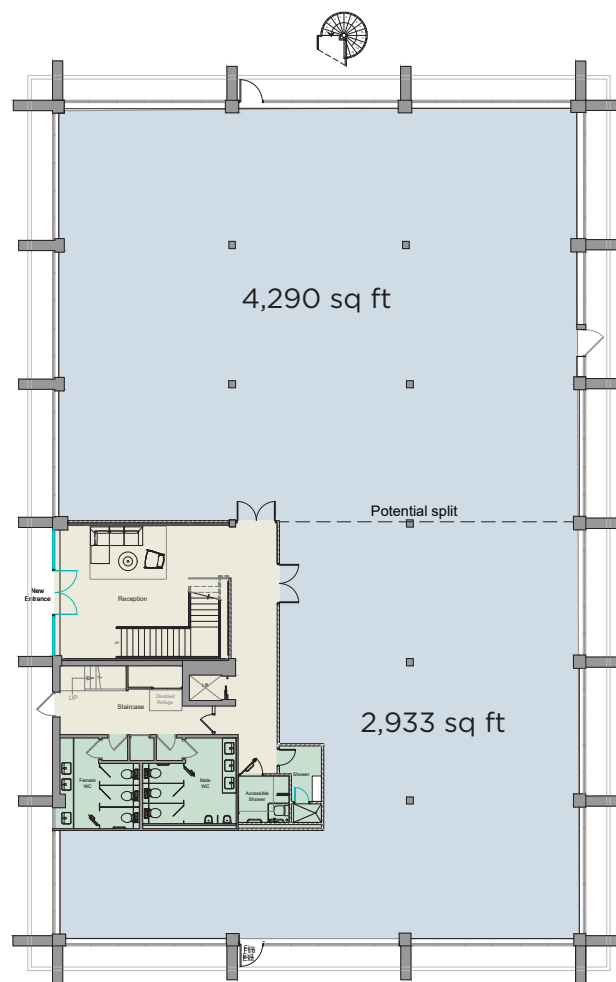
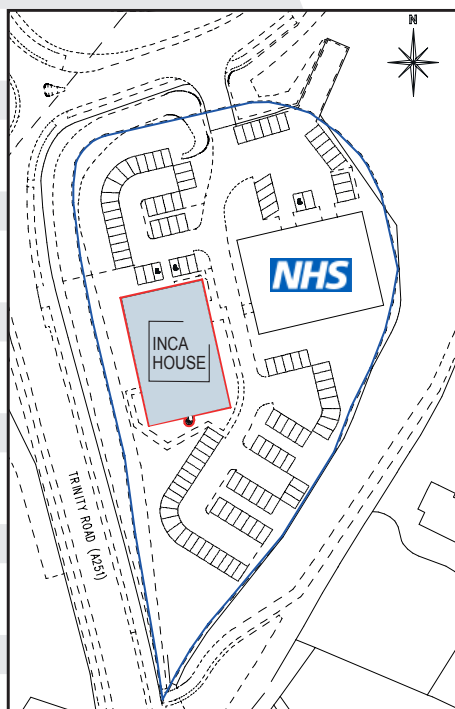
Covered
cycle racks



Gated site
entrance



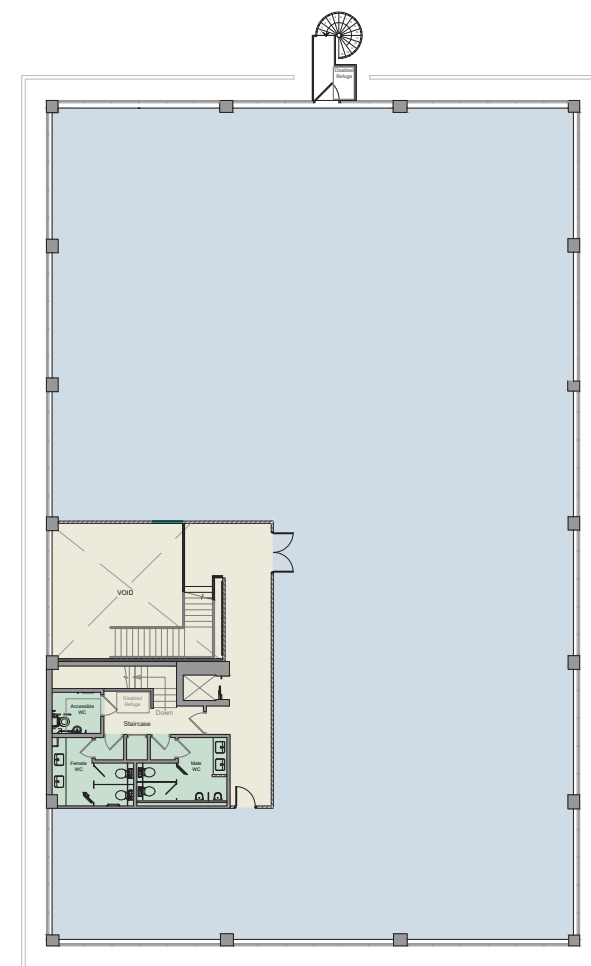
Available as a whole or in parts
from 2,933 sq ft with a total of
96 car spaces (Ratio 1:157 sq ft)



Ground floor

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



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.

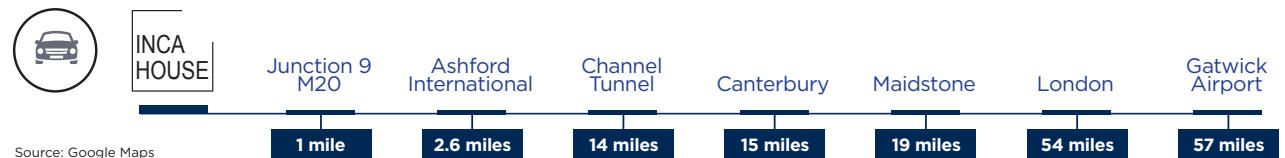
Local amenities include:

- 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

EUREKA PARK
ASHFORD TN25 4AB



Robert Martine
rmm@martinewaghorn.co.uk
07812 164 698

Graham Starling
gs@martinewaghorn.co.uk
07710 199 901



Stephen Richmond
stephen.richmond@ryan.com
07771 900 682

Stewart Smith
stewart.smith@ryan.com
07841 460 308

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled July 2025.