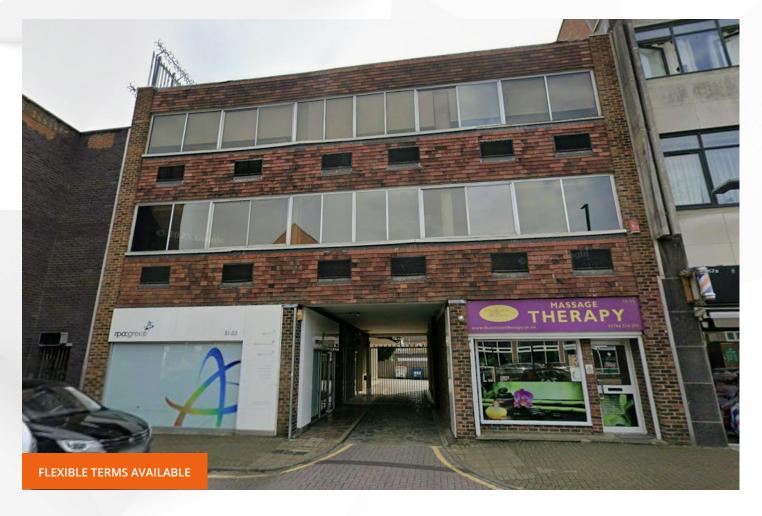
ASHFORD

51-53 Church Road, TW15



2TY



OFFICE TO LET

2,915 TO 5,845 SQ FT

- Prominent town centre location
- Available to let as a whole or as individual office suites
- Private parking to the rear
- · Air conditioning throughout
- Available furnished
- Available by way of flexible terms
- · Ground floor meeting room available





Summary

Available Size	2,915 to 5,845 sq ft		
Rent	£12.50 per sq ft		
EPC Rating	C (71)		

Description

51-53 Church Road, Ashford offers two office suites available to let either individually or as a whole, providing up to 5,845 sq. ft. The offices are over first and second floors and are available to let furnished, on flexible terms. The offices benefit from suspended ceilings, recessed lighting and air conditioning, with WC facilities on each floor. There is also the benefit of a ground floor meeting room for use by the tenants. Private gated parking is available to the rear of the office.

Location

Ashford, Surrey is excellently situated within 3 miles of Heathrow Airport, the M3 and M25 Junction 13. Ashford train station is just a few minutes walk from the offices, providing direct trains into London Waterloo within 38 minutes. Church Road is the main retail and office thoroughfare of the town, and so the offices are prominently located.

Accommodation

The accommodation comprises the following areas with the annual quoting rent exclusive of all other outgoings:

Name	sq ft	sq m	Total year	
1st	2,915	270.81	£36,400	
2nd	2,930	272.21	£36,600	
Total	5,845	543.02	£73,000	

Specification

Quoting rent only £12.50 per sq. ft.

Ground floor meeting room

Prominent town centre location

Available to let as a whole or as individual suites

Private parking to the rear

Air conditioning throughout

Available furnished

Available by way of flexible terms

Viewings

Strictly by appointment through sole letting agents listed below.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Natalie Furtado 07584 034 875 nfurtado@vailwilliams.com



Maria Hoadley 01483 446800 07584 649 059 mhoadley@vailwilliams.com

vailwilliams.com

Vall Williams give notice that: a, the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b, all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition): d. Any images may be computer generated. Any photographs show, only certain parts of the groupety as they appeared at the time they were taken. Generated on 0.881/20/25

















