



160 Eureka Park

Upper Pemberton, Ashford, TN25 4AZ

Modern air conditioned self contained first floor office

1,037 sq ft
(96.34 sq m)

- VRV air conditioning
- Raised access flooring
- Suspended ceiling
- Kitchenette
- 4 Car parking spaces

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Summary

Available Size	1,037 sq ft
Rent	£20,250 per annum .Rent exclusive of any other outgoing and VAT
Business Rates	The property is to be reassessed as separate floors. The tenant is responsible for paying business rates direct to Ashford Borough Council and should make their own enquiries.
Service Charge	There is a service charge for the upkeep of the common parts of the estate. Further information upon request.
EPC Rating	E (105)

Description

The available office is situated on the first floor of a mid-terraced modern, 2-storey office building with air conditioning, suspended ceilings and recessed lighting, raised floors, double-glazed windows and 4 car parking spaces.

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 Tesco Express, various restaurants and catering outlets, medical centre and day nursery.

Other occupiers include NHS, Brakes, Rift and Office Angels

Accommodation

The property comprises the following approximate net internal area:

Floor/Unit	Sq ft	Sq m	Availability
Ground	1,023	95.04	Let
1st	1,037	96.34	Available
Total	2,060	191.38	

Terms

Available on a new flexible full repairing and insuring lease for a term to be agreed. Inclusive terms are available.



Viewing & Further Information



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