



eurogate business park

ASHFORD KENT TN24 8XW



ATTRACTIVE OFFICE CAMPUS ADJACENT TO JUNCTION 9 M20

Offices suites available from
1,204 sq ft - 6,789 sq ft (112 sq m - 630.7 sq m) TO LET



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description

Eurogate comprises 7 three storey office buildings constructed around a central courtyard set within a mature landscaped environment with excellent on site parking.

Existing occupiers include Southern Housing, Nurse Plus, Mailxpertise, Irata International, Kent County Council and GSE.

specification

The site has undergone a refurbishment which has enhanced this thriving business campus.

- Carpeted raised floors
- Suspended ceilings with integral lighting
- Double glazing
- Central heating
- Terraces and balconies to some units
- Intercom access
- 24 hour security
- Excellent car parking
- Male and female wc's
- Lift (unit 6)



available accommodation

Net internal areas approx:

Unit 2	Second	1,833 sq ft	170.3 sq m	8 car spaces
Unit 3	Second	1,204 sq ft	111.85 sq m	5 car spaces
Unit 4	Second	1,754 sq ft	162.9 sq m	8 car spaces
Unit 6	Ground, First & Second	6,789 sq ft	630.7 sq m	22 car spaces







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location

With immediate access to Junction 9 M20 Eurogate Business Park provides rapid and efficient access to the M25, Channel Tunnel Terminal and Channel Ports. Ashford town centre and the International Passenger Terminal are within a few minutes drive.

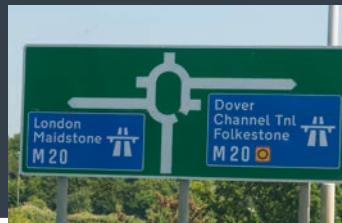
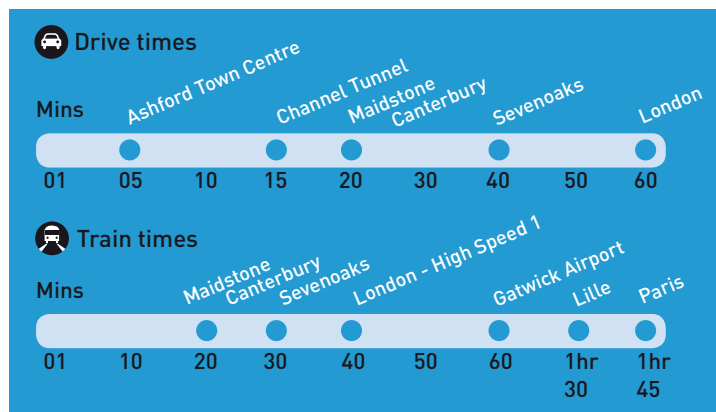
The regular High Speed 1 rail link from Ashford station to London St Pancras takes 37 minutes.

The new E line bus service connecting Eurogate and Eureka Park with Ashford town centre, the International Passenger Terminal and the domestic railway station runs every 30 minutes from 7am - 7pm Monday to Friday.

There is an extensive range of amenities nearby including Eureka Business and Leisure Park including Frankie and Bennies, Cinnamon Spice, The Pheasant Pub and Beefeater, as well as a number of fast food outlets. There is a Premier Inn, Travelodge and Eastwell Manor hotels nearby.

Leisure opportunities include Multiplex Cinema, Bannatynes Health Club and Ashford Golf Club.

communications



EPC

EPC's are available on request.

terms

Eurogate Business Park is available to let on new flexible leases.

Options for a whole building, individual floors or suites are available.

viewing

For further information please contact the sole agents.

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