

ASHFORD

NORTH STREET, TN24 8JR

PRIME TOWN CENTRE SELF CONTAINED OFFICE BUILDING TO BE LET



TERMS

The property is to be let as a whole on new full repairing & insuring leases for a term of years to be agreed. Subject to lease length, the lease will provide for 5 yearly upward only rent reviews.

BUSINESS RATES

The whole property is rated as OFFICES AND PREMISES and has a rateable value of £65,000 in the 2010 list.

ENERGY PERFORMANCE ASSET RATING: 78

RENTAL

We are instructed to offer the property £75,000 per annum plus VAT, subject to contract.

FREEHOLD

We are instructed to offer the property for sale for £785,000 Freehold, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement

Clarke & Crittenden is the trading name of Crittenden Commercial Limited

SITUATION

Northgate House is situated in North Street and occupies a prominent location on the ring road at the junction with the A2042 leading to Canterbury in the centre of the town adjoining the multi storey car park.

The property is found at the end of the pedestrianized North Street where many financial occupiers are based including Betts & Co solicitors, Hallett & Co solicitors, Calcutt Matthews accountants and the Kent Messenger newspaper.

From Ashford International railway station there are high speed services to London St Pancras (38 minutes) and Paris Gare du Nord (1 hour 52 minutes). The M20 motorway junctions 9 and 10 are easily accessed connecting with the M25 and motorway network.

DESCRIPTION

The property is arranged over ground, first and second floors with excellent natural light throughout. The ground floor is accessed via an entrance door under the arch, with a second entrance from North Street. There are toilet facilities available on all three floors and kitchen facilities on the ground and first floors.

We have measured the property and have calculated the following net internal floor areas,

Ground Floor	172 sq.m	1,851 sq.ft
First Floor	190 sq.m	2,045 sq.ft
Second Floor	191 sq.m	2,056 sq.ft
Total	553.0 sq.m	5,952 sq.ft

Property Particulars

Northgate House, North Street, Ashford

Approximate Gross Internal Area = 632.3 sq m / 6806 sq ft

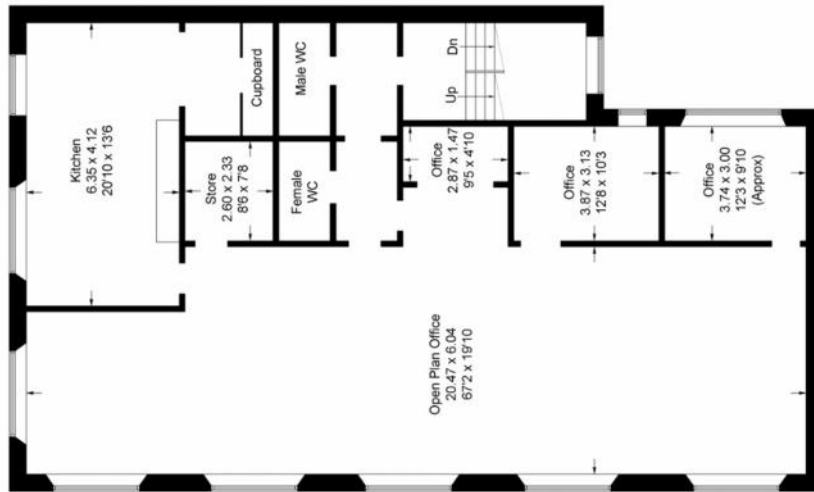
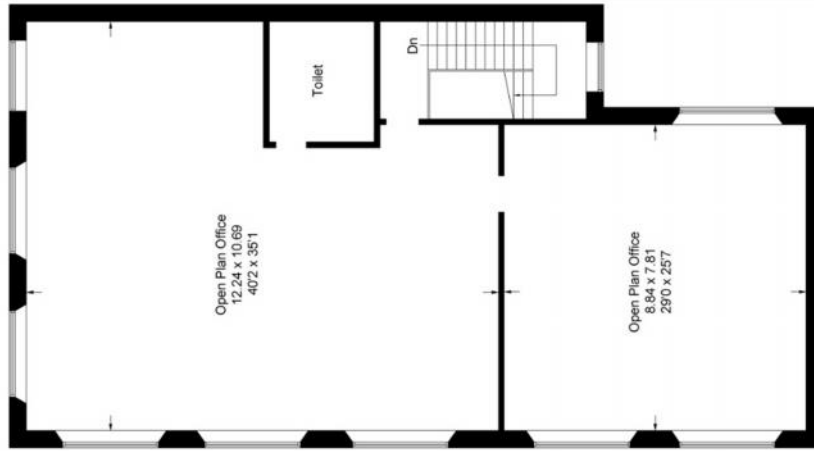


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