

# TO LET

## TOWN CENTRE OFFICE SUITE

400 – 900 sq ft (32 - 45 sq m)

First Floor, Ashford House, Church Road, Ashford TW15 2TQ



- Town Centre Location
- Close to Ashford Station
- Small Business Rates Relief (Subject to Eligibility)
- Spacious entrance lobby
- Passenger Lift
- Car parking

## Location

Ashford House is situated in the centre of the Town Centre with the benefit of all the local amenities available. It is ideally located for Heathrow Airport (Terminal 4 – 3.2 miles) and the motorway network with the M25 Junction 13 being only 3.5 miles.

Ashford Station is a 6 minute walk away and provides a regular service to London Waterloo.

## Availability

Suite 2A is on the first floor and benefits from LED lighting, new carpet, a separate office/meeting room and allocated car parking. The suite can be subdivided to accommodate requirements from 400 sq ft.

Suite	Size sq m	Size sq ft
1 <sup>st</sup> Floor Suite 2A	44.6	900



## Amenities

- **Comfort cooling**
- **Allocated parking**
- **Free parking on Church Road (2 hours)**
- **Shared WC's**
- **Capped off services ready for teapoint/kitchen**
- **Entrance lobby with seating**
- **Passenger lift**
- **Energy Performance Rating – C 68**



## Terms

Available as a whole or part (from approx 400 sq ft) on a new lease for a term to be agreed. Alternatively available on a 12 month renewable licence at an inclusive rent.

## Rent

£16,500 per annum exclusive of VAT and all other outgoings.

## Business Rates

Small Business Rates Relief will apply subject to eligibility. Further details on application.

# DE SOUZA

For more information or to arrange a viewing contact:

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