

# TO LET

## TOWN CENTRE OFFICE SUITES TO LET

347 sq ft & 900 sq ft

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



- Air-conditioning
- Town Centre Location
- Spacious Entrance Lobby
- LED Lighting
- Passenger Lift
- Allocated Car Parking

# DE SOUZA

COMMERCIAL PROPERTY CONSULTANTS

## 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

The office suites are on the first floor with access to shared WC facilities and kitchenette. Suite 2A is immediately available and benefits from LED lighting and a partitioned meeting room. Suite 1D is available from March 2024.

Suite	Available	Size sq m	Size sq ft
1st Floor Suite 2A	Now	44.6	900
1 <sup>st</sup> Floor Suite 1D	March 24	32.2	347



## Amenities

- **Air-conditioned offices**
- **LED lighting**
- **Floorbox powerpoints**
- **Allocated parking**
- **Free parking on Church Road (2 hours)**
- **Shared WC's**
- **Entrance lobby with seating**
- **Passenger lift**
- **Energy Performance Rating – C 68**



## Terms

Available on a new lease on flexible terms to be agreed.

## Rent

Suite 2A - £16,500 per annum exclusive

Suite 1D - On application

## Business Rates

Suite 2A Rateable Value - £12,750

Suite 1D Rateable Value - £7,500

Small Business Rates Relief will apply subject to eligibility.

# DE SOUZA

For more information or to arrange a viewing contact:

Paul Flannery

paulf@desouza.co.uk

T: 020 8707 3030

M:07946 422920

www.desouza.co.uk