

**DETACHED FORMER MEDICAL UNIT - TO LET
PRIME TOWN CENTRE LOCATION**



Sydenham House, Church Road, Ashford, Kent TN23 1RD

www.sibleypares.co.uk

01233 629281

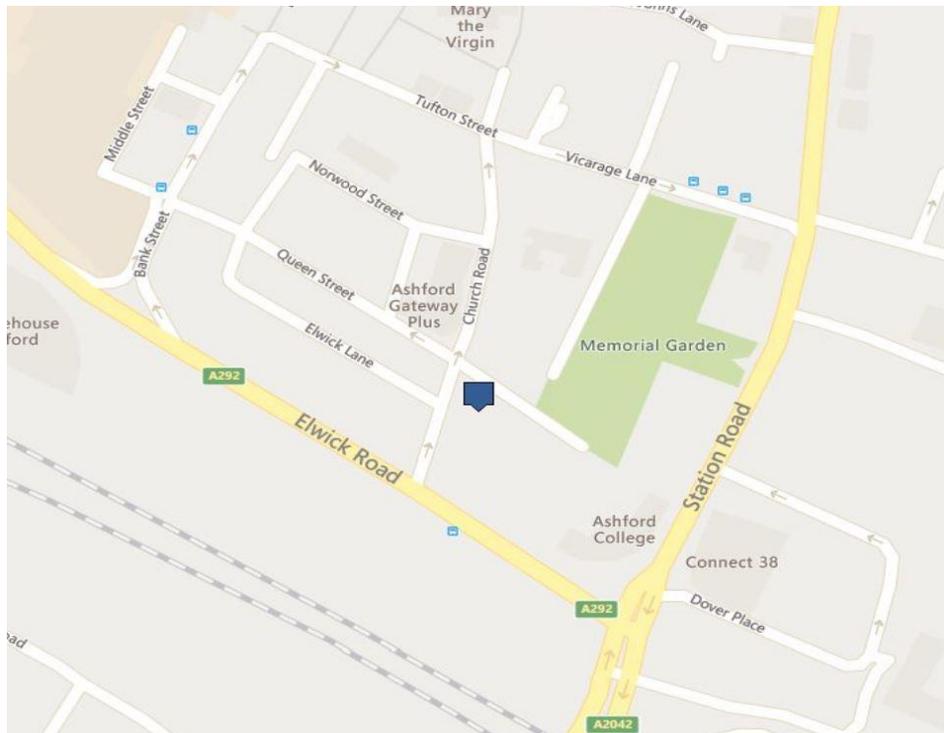
commercial@sibleypares.co.uk



SIBLEY PARES

TAYLOR RILEY

Sydenham House, Church Road, Ashford, Kent TN23 1RD



Description

Formerly occupied and known as Sydenham House Medical Centre, the property comprises a detached single storey building with cavity brick elevations, beneath a flat felt roof. The accommodation is well presented and comprises a reception area, various office suites, male and female WC's, open plan kitchenette and storage. Further benefits include electric heating, Cat II lighting and 3 parking spaces to the side of the property.

Location

The building is in an ideal location set back off of Church Road in a central location. The property is accessible by car via Vicarage Lane, with the train station just a 5 minute walk away (0.3 miles). Ashford is located 53 miles (85 km) south-east of Central London, 20 miles (32 km) south-east of Maidstone and 21 miles (34 km) west of the Port of Dover. It is regarded as a key business location in Kent attracting a vast amount of inward investment in both commercial and residential development. Ashford International Station provides regular high-speed services into London, as well as international services to Paris, Brussels and Lille. This area is undergoing major regeneration with residential, hotel, cinema, supermarket and office developments either proposed or under construction.

- Planning use class 'E'
- Parking for 3 vehicles
- Detached
- 0.3 miles from train station
- Well presented throughout



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Accommodation

Net Internal Area		
Floor	sq m	sq ft
Reception	9.11	98
Offices	84.3	907
Total	96.51	1,005

Amenities:

- Planning use class 'E'
- Parking for 3 vehicles
- Detached
- 0.3 miles from train station
- Well presented throughout
- Unadopted access road to property

Terms

To take a new lease for a term to be agreed by negotiation.

Services

Mains water and electricity. Heating is by way of electric night storage heaters

Rateable Value

The property has a rateable value of £10,750, therefore, small business rates relief may be applicable subject to the qualifying criteria. The uniform business rate multiplier for the year 2020/21 is 49.9p.

VAT

We understand the property is not elected for VAT.

Legal Costs

Each side to bear its own legal and professional costs.

EPC

To be assessed.

Rent

£16,000 per annum exclusive.

Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact Sibley Pares Taylor Riley - Tel 01233 629281

Josh Olney MRICS
e : josh.olney@sibleypares.co.uk or

Tom Broadhead
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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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