

Seabrooke House

Church Road, Ashford, Kent TN23 1RD



- Modern First Floor Office Suite
- Allocated Car Parking
- Town Centre Location
- Use of Reception Facilities

Office Suite

TO LET

103.0 m² (1,109 sq ft) approx.

LOCATION

The property is located on the eastern side of Church Road, a short walk from Ashford Town Centre.

The offices form part of Seabrooke House, owned and occupied by Ashford Borough Citizens Advice.

DESCRIPTION

The property comprises part of an attractive detached office building of brick elevations beneath a pitched slate roof.

It is arranged to provide a mix of open plan and cellular offices over ground and two upper floors.

The available accommodation provides a modern first floor office suite arranged as three interconnecting rooms.

Due to undergo refurbishment it will be finished to a good modern specification having gas central heating via panel radiators, modern lighting and newly carpeted flooring.

The suite has shared use of kitchen and WC facilities on the same floor.

ACCOMMODATION

The property has the following approx. floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
First	Offices	103.0	1,109

Externally the suite will be let with the use of 3 allocated car parking spaces in the private car park to the rear.

TERMS

The property is available to let by way of a new effective Full Repairing & insuring Lease for a term to be agreed.

RENT

Our clients are seeking a rent of £12,000 per annum (exclusive).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

Tenants will be responsible for the payment of Business Rates associated with the property.

The suite is due to be separated from the single assessment held for the building.

SERVICE CHARGE

The Tenant will be responsible for the payment of the fair proportion of the costs for the upkeep and maintenance of the communal areas.

The current allocation is £3,717 which includes the fair proportion of the buildings insurance premium.

USE

The property is deemed suitable for a variety of uses within Class E, to include but not limited to;

- Offices
- Clinic/ Surgery
- Education

COSTS

Each party are to bear their own legal and professional costs.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

The property is not elected for Value Added Tax (VAT).

EPC

A copy of the Energy Performance Certificate can be provided upon request.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

PHOTOS

The photos were taken in March 2026.

VIEWINGS

Strictly by prior appointment through sole letting agents:

Ned Gleave MRICS
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01233 629281

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