

36 High Street

Ashford, Kent TN24 8TE

W3W: ///cages.hope.moss

 **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Modern Self-Contained First & Second Floor Offices
- Large Open Configuration
- Suitable for Various Uses Under Class E (to Include Retail, Surgery, Office & Leisure)

Business Unit

TO LET

230.4 m² (2,480 sq ft) approx.

LOCATION

The property is situated on the eastern end of the High Street, a prime trading position with nearby occupiers to include McDonalds, NatWest Bank and Sports Direct.

DESCRIPTION

The property forms part of an attractive three storey period building of brick and hung tile elevations beneath a pitched tiled roof

Having a dedicated entrance of The High Street, it comprises a mix of open plan and cellular offices over first and second floor levels which incorporate both male and female toilets as well as additional stores and two staff kitchens.

It is finished to a modern specification having a gas combi boiler providing central heating via panel radiators, a suspended ceiling incorporating modern lighting and a mix of carpet tile and laminate flooring.

The property is to be let with two allocated car parking spaces at the rear of the building accessed from Park Street.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
First	Offices & Staff	207.8	2,237
Second		22.6	243
Total		230.4	2,480

USE

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

- Retail
- Office
- Surgery
- Clinic
- Leisure

TERMS

The property is available to let by way of a new effective Full Repairing & Insuring (eFR&I) Lease for a term to be agreed.

RENT

Our client is seeking a rent of £25,000 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

The property has been assessed as follows:

Offices & Premises £19,750

UTILITIES

Tenants will be responsible for the payment of all utility costs related to the premises.

EPC

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

FINANCE ACT 1979

We are informed that the property has not been elected for VAT.

MISREPRESENTATION ACT 1967

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

PLANS

Any plans provided are for identification purposes only and interested parties should satisfy themselves on the location of external or internal boundaries.

PHOTOGRAPHS

The photographs were taken in June 2025.

LEGAL COSTS

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

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants.

Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

Strictly by prior appointment through agents:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281









AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING