



## 100 Eureka Park

Upper Pemberton, Ashford, TN25 4AZ

### **Preliminary Details** **Modern two storey office** **building with good parking**

**6,048 to 12,345 sq ft**  
(561.88 to 1,146.89 sq m)

- Self contained
- 43 car spaces (1:281 sq ft)
- Raised floors
- Air conditioning
- Passenger lift
- M20 junction 9 within 1 mile

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## Summary

<b>Available Size</b>	6,048 to 12,345 sq ft
<b>Rates Payable</b>	£114,114 per annum Any interested parties should make their own enquiries direct with Ashford Borough Council
<b>Rateable Value</b>	£209,000
<b>Service Charge</b>	There is a service charge for the upkeep of the estate external areas and landscaping. Further information upon request.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property is a modern two storey office building benefiting from reception, raised floors, air-conditioning, double glazed windows, suspended ceiling, new LED lighting to be installed, separate WC's to each floor, shower and passenger lift. Externally there is parking for 43 cars (Additional spaces may be available by separate agreement, further information upon request).

## Location

Eureka Park is an established office location just 1 minutes drive to the north of junction 9 M20 via the A251 Trinity Road providing connections to the M25 and national motorway network to the West and Dover/Channel Ports to the East. Eureka Place is adjacent to the building providing local shops and eating facilities whilst Ashford Town centre is circa 3 miles to the south, including Ashford International Railway Station providing a travel time of 38 minutes to London St Pancras

## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground - Reception	243	22.58
Ground - Offices	6,054	562.44
1st - Offices	6,048	561.88
<b>Total</b>	<b>12,345</b>	<b>1,146.90</b>

## Terms

The property is available as a whole on a new full repairing and insuring lease for a term to be agreed. Consideration may be given to letting in individual floors.



## Viewing & Further Information



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