

Open plan first floor office suite approx. 1,449 sq ft in central position - TO LET

To Let

**£15,900 per annum
excluding service
charge, business
rates and VAT**



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Description

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Suite B, Pluto House, Station Road, Ashford, Kent TN23 1PP

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rates and VAT**

LOCATION

Pluto House has frontage to Station Road which is approximately a 5 minute walk to the main line station with High Speed services to London (38 mins) and within close proximity to the town centre with all its attendant amenities.

DESCRIPTION

This is a first floor open plan office with shared wc and kitchen facilities. The ground floor has both stairs and a lift to the first floor. The office has a suspended ceiling incorporating lighting modules, perimeter trunking and gas central heating. The suite is fully carpeted.

ACCOMMODATION

Suite B Approximately 134.6 sq m (1,449 sq ft) net internal area

TERMS

The office is to let on a new internal repairing lease for a term to be agreed at a commencing rent of £15,900 per annum exclusive of VAT. A rent free period will be available subject to the length of lease.

EPC

We understand that the property currently has an energy efficiency rating of 34. Certificate available on request.

BUSINESS RATES

Rateable value £13,500

UBR (2018/19) 48.0p

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