

# 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**



**ATRIUM**   
COMMERCIAL SURVEYORS

T: 01233 646465

F: 01233 665338

E: [enquiries@atriumsurveyors.co.uk](mailto:enquiries@atriumsurveyors.co.uk)

## **Description**

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

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

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**£15,900 per annum  
excluding service  
charge, business  
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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