

**TO LET** Unit 5  
Henwood  
Ashford  
TN24 8DH



## FIRST FLOOR OFFICES - TO LET

- 4 Allocated Parking bays
- The offices are available to let on flexible lease terms
- Available from 1 March 2026
- Open-plan office area with two meeting rooms
- Air conditioning installed



## UNIT 5, VANGUARD INDUSTRIAL ESTATE, HENWOOD, ASHFORD, KENT, TN24 8DH

The property comprises a first-floor office suite accessed via a shared entrance, with shared W.C. facilities. The accommodation is well laid out and provides an open-plan office area, two meeting rooms, a store room and a kitchenette. The offices have recently been refurbished to a good standard and benefit from new carpeting and air conditioning throughout. Further advantages include allocated on-site car parking spaces and access to a communal bike store, making the suite suitable for a range of office occupiers.

### Location

Highpoint Business Village is located on the well-established Henwood Industrial Estate, approximately one mile north-east of Ashford town centre.

Ashford is a thriving and expanding commercial hub in mid-Kent, situated approximately 54 miles south-east of London. The town benefits from excellent transport links, including the A20 and M20 motorway, providing access to the wider motorway network and the Channel Tunnel, which is approximately 13 miles to the east.

Ashford is also served by five mainline railway services, including Ashford International Station, with high-speed rail connections to London and journey times of under 37 minutes.

### Accommodation

TOTAL	1,434	133.22
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### Business Rates

The tenant will be responsible for the payment of business rates. Current assessments are as follows:

First Floor Offices: £13,750

4 Car Parking Spaces: £1,400

UBR (2023/24): 49.9p

Interested parties are advised to make their own enquiries with the local authority.

### Legal Costs

The tenant to contribute £500 plus VAT towards the landlord's legal fees

### Tenure & Terms

The offices are to be let on flexible lease terms:

Rent £1,500 plus VAT per month

Building S/Charge £ 850 plus VAT per month

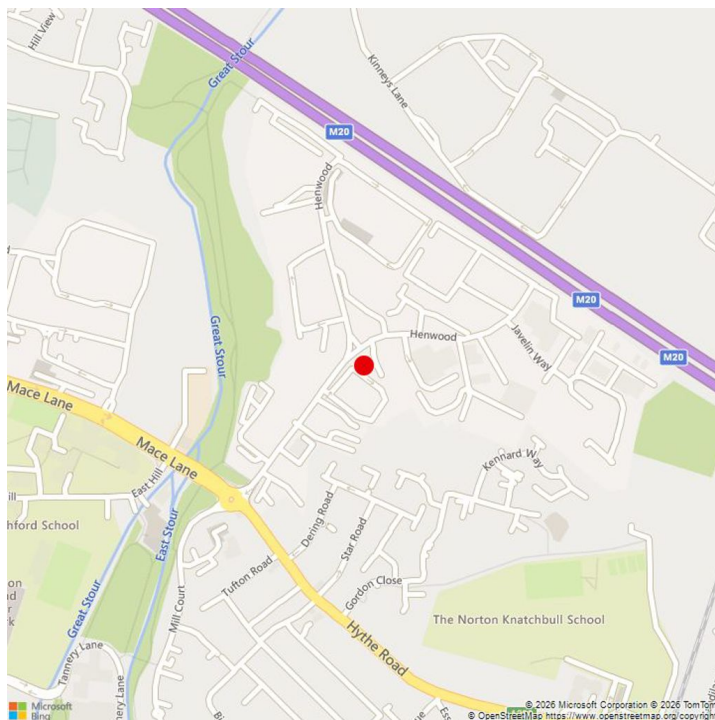
Total £2,350 plus VAT per month

The tenant will be invoiced monthly in advance. Estate service charge payable quarterly.

The Building Service Charge includes utilities, cleaning and maintenance. The tenant to be responsible for the payment of telephone, broadband, gas (heating) and business rates charges.

3 month rent deposit payable. The tenant to pay 50% of the insurance premium

Landlord rental incentives available on lease of 3 years or longer term.



### Additional Information

#### Rent

£1,500 Per Month

#### EPC

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#### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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