

## GRADE 'A' OFFICES



**Apple Barn,  
Hythe Road,  
Smeeth,  
Nr. Ashford,  
Kent TN25 6SS**

718.12 sq m (7,730 sq ft)

**FOR SALE OR TO LET**

- ▶ Grade A air conditioned offices
- ▶ Freehold available
- ▶ Excellent car parking
- ▶ Quick access to main transport links



## Location

Apple Barn is located just off the main A20 Hythe Road between Ashford and Sellinge with excellent access to the main arterial roads and passenger rail facilities.

Junction 10a of the M20 motorway is within 3 miles of Apple Barn with Ashford town centre being within 6 miles to the north east where Ashford International rail station provides fast rail services to London taking just 38 minutes.

## Description

Apple Barn is an attractive and characterful detached office building within a semi-rural setting offering flexible and modern Grade A office accommodation with generous car parking.

The specification provides a mix of fully air conditioned open plan, annexe and private offices.

A feature entrance lobby leads to the main office area off which are several office annexes. There are further offices on lower ground level and on first. There are ample staff rest rooms, WC's, showers and break out facilities throughout the building.

Externally, Apple Barn is surrounded by landscaped grounds which provide generous parking for up to 70 vehicles.

## Accommodation

Description	SQ FT	SQ M
Ground – Reception	131	12.2
Ground – Offices and staff facilities	5,335	495.62
Lower Ground – Offices	909	84.4
First Floor - Offices	1,355	125.9
<b>Totals</b>	<b>7,730</b>	<b>718.12</b>

NB: All stated areas are net internal and approximate

## Terms

The property is available to let on new FRI terms at a rent of **£114,000** per annum exclusive.

Alternatively, a sale would be considered and offers are invited in the region of **£1,400,000**.

VAT will be charged.

## Rates

According to the Valuation Office Agency website the property's description is "Offices and Premises" and the rateable value is £100,000 with effect from the 1<sup>st</sup> April 2023.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## EPC

The property has an energy performance rating of B – 28.



## Viewing

By appointment, please contact the joint letting/sale agents:

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