



TO LET
MODERN SINGLE STOREY OFFICE BUILDING

PLUCKLEY ROAD, CHARING

**Pluckley Road
Charing, Ashford
Kent TN27 0AH**

**Modern Single Storey Office
Building**

TO LET

111.5 m² (1,200 sq ft)

- Ample Car Parking
- Gas Fired Boiler
- Under Floor Heating
- Double Glazed Windows
- Carpet Floor Tiles
- Modern LED Lighting

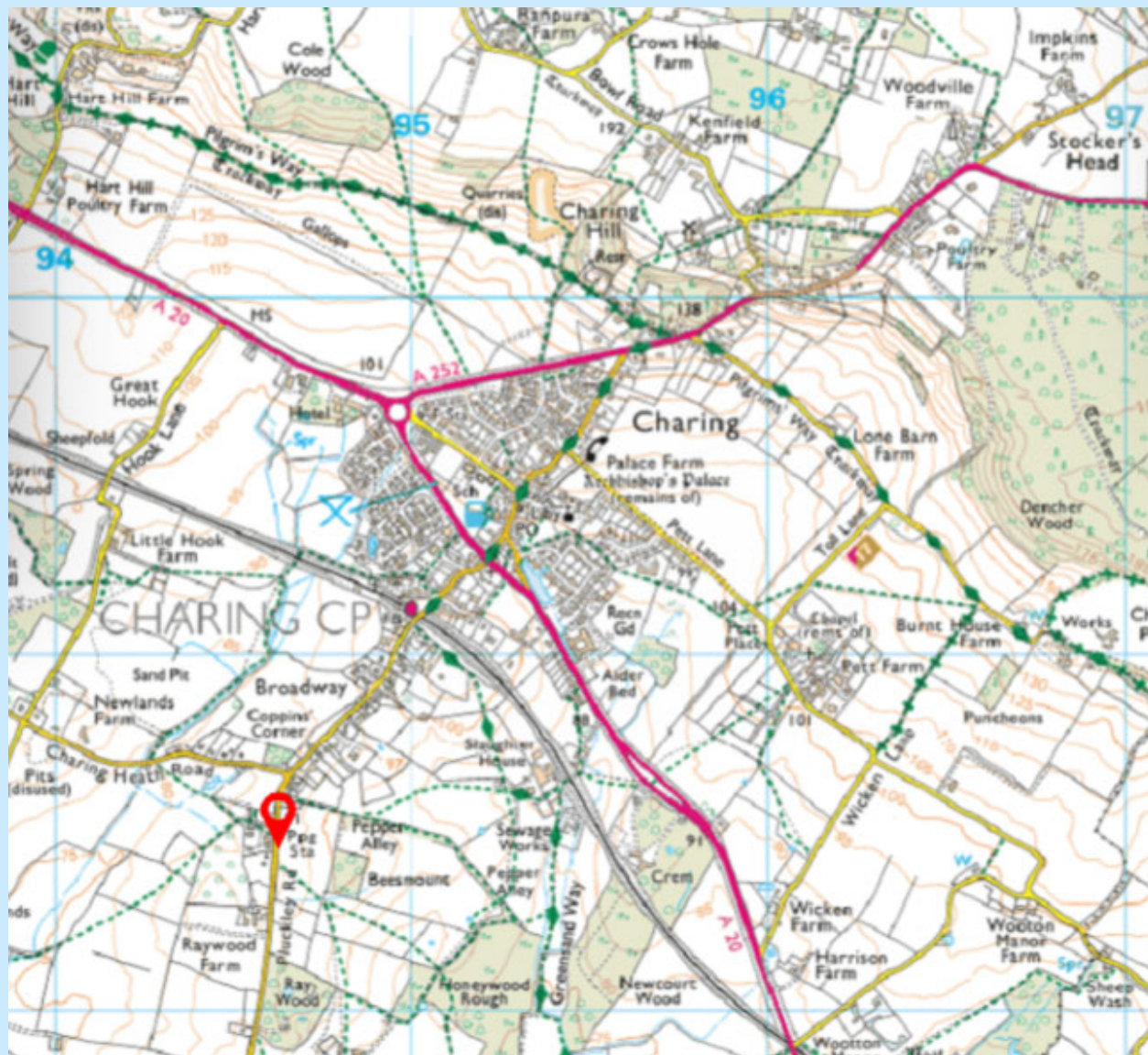
**Viewings strictly by appointment via
sole agents:**

**William Hinckley or
Will Giles
01227 763663**



LOCATION

The property is situated in a picturesque rural setting on the edge of the village of Charing, in the Ashford district and at the foot of the North Downs. It is positioned with good access to the A20, connecting with Ashford (around 6 miles south east), Maidstone (around 14 miles north west) and junction 8 of the M20 motorway (around 10 miles north west). Charing station is around 2 miles north providing regular services to London Victoria, St Pancras (via Ashford International).



DESCRIPTION

The property comprises a single storey building which has been converted to provide attractive, modern open plan office space. The offices are finished to a high standard and benefit from the following features:

- Modern LED lighting
- Gas fired boiler with under floor heating
- Double glazed windows
- Good natural light
- Modern kitchen & toilet facilities

ACCOMMODATION

The property has the following approximate floor area (NIA):

Floor	m ²	sq ft
Ground Floor	111.5	1,200



TERMS

The property is available to let on new full repairing and insuring leases for a term to be agreed.

RENT

Our clients are seeking a rent of **£20,000 per annum** exclusive of rates, utility costs and VAT.

DEPOSIT

A deposit will be held by the landlord for the duration of the term.

CAR PARKING

There is ample car parking available to accommodate 15-18 cars..

BUSINESS RATES

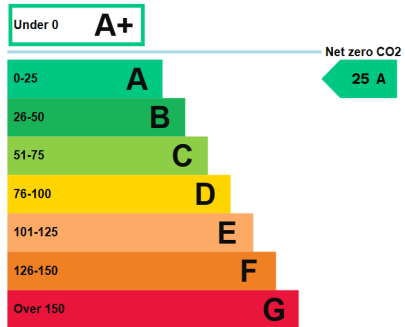
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) for the building being:

Offices and Premises - £23,750

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

EPC

The property has a current EPC Rating in band A (25).



LEGAL COSTS

Each party to bear their own.

FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenant should satisfy themselves independently as to their VAT liability in respect of any transactions.

VIEWINGS

Strictly by appointment through Sole Agents:

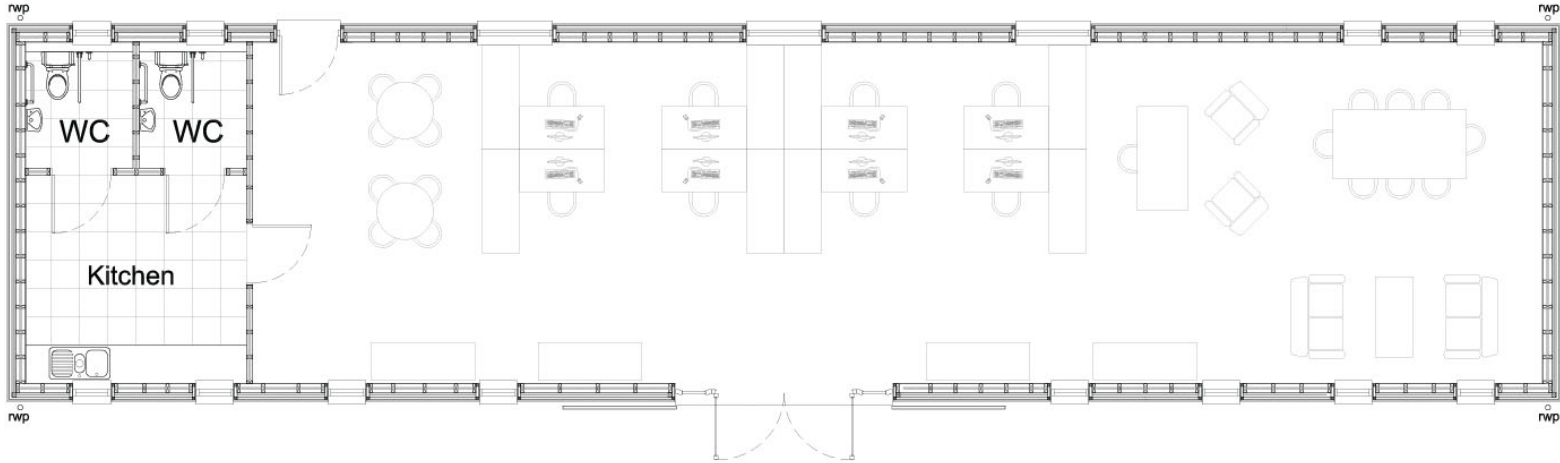
BTF Partnership

William Hinckley
Will Giles
01227 763663

Details created April 2026



FLOOR PLAN



***Not to scale**



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.