

**KENT HOUSE + TEMPLAR HOUSE**

ASHFORD, KENT, TN23 1PJ

**EXCELLENT ASSET MANAGEMENT OPPORTUNITY**



KENT HOUSE, 81 STATION ROAD, ASHFORD, KENT TN23



TEMPLAR HOUSE, TANNERY LANE, ASHFORD, TN23

## INVESTMENT SUMMARY

- Freehold
- Located in short proximity to Ashford International Station which offers direct links to major european cities and across the UK. Central London is only 37mins away
- Kent House – 51,576 Sq ft of offices with 71% let to strong covenants, including NHS and Eurostar
- Templar House – 9,084 Sq ft vacant with numerous asset management and development opportunities
- Prominent corner site of 0.5 hectares (1.25 acres)
- 122 on site, secure car parking spaces
- Range of asset management, refurbishment and development opportunities on both buildings subject to planning permission
- Offers in excess of £5,300,000 (five million, three hundred thousand) for the benefit of our clients freehold interest at Kent House. Offers in excess of £950,000 (nine hundred and fifty thousand) for the benefit of our clients freehold interest at Templar House which is currently vacant
- Low capital value: only £103 per sq ft on the existing areas
- AWULT of 3.70 years



AERIAL  
VIEW  
•



KENT HOUSE + TEMPLAR HOUSE ASHFORD, KENT, TN23 1PJ



## LOCATION



## LOCATION

Ashford town centre is a short walk from both Kent House and Templar House, boasting a multi choice of excellent top brand shopping opportunities, traditional and continental restaurants, bars, and local markets.

Ashford is currently undergoing rapid expansion and is a designated growth area of the South East with 31,000 new houses targeted for development.

County Square shopping mall offers two floors of excellent shopping, with top brand retail stores, communication and leisure outlets.

The town centre is also home to top banking, legal and professional companies.





## LOCATION



## COMMUNICATIONS

Kent House and Templar House occupy a prominent position on Station Road and are located within a short walking distance of Ashford International rail passenger station, providing Hi-speed connections to London, plus Eurostar services linking London, Ashford Paris, Brussels and Lille.

Junctions 9 and 10 of the M20 motorway are also within close proximity, offering easy road access to the M25, Eurotunnel services from Folkestone and cross Channel ferry services from the port of Dover.



### MANCHESTER

By Car: 4 hrs 20 mins  
By Rail: 3 hrs 21 mins

### LONDON

By Car: 1 hr 25 mins  
By Rail: 37 mins

### LEEDS

By Car: 3 hrs 50 mins  
By Rail: 3 hrs 11 mins

### BIRMINGHAM

By Car: 2 hrs 50 mins  
By Rail: 2 hrs 30 mins

### KENT HOUSE + TEMPLAR HOUSE

### CANTERBURY

By Car: 30 mins  
By Rail: 20 mins

### FOLKESTONE

By Car: 25 mins  
By Rail: 21 mins

### DOVER

By Car: 28 mins  
By Rail: 32 mins

### PARIS

By Rail: 1 hr 58 mins

Source: Google By Car By Rail



## KEY DEMOGRAPHICS



### ASHFORD HAS SEEN THE LARGEST POPULATION SURGE IN THE COUNTY

Ashford has been targeted as a key area for population development since the 1960s.

The 2011 census revealed that the borough of Ashford saw the largest population growth in Kent, with records showing a 14.6% rise to 118,000 inhabitants.

Longer term, Ashford has the opportunity to become the economic powerhouse of Kent, playing a distinctive role in the South East and Kent economy and capitalising upon its access to London and mainland Europe.



### IN 2012, ASHFORD BOROUGH COUNCIL PREDICTED THERE WOULD BE A NET GAIN OF 620 JOBS PER YEAR.

The increase in the town's commercial importance, as well as its strategic location, is witnessed by the number of industry, business and retail parks in the town.



### FANTASTIC TRANSPORT LINKS TO BOTH LONDON AND INTERNATIONAL DESTINATIONS

Ashford has been a communications hub and has stood at the centre of five railway lines since the 19th century.

Crossrail will soon provide a high-frequency commuter/suburban passenger service that will link Ashford with central London and beyond.





## THE BUILDINGS



### DESCRIPTION

Kent House is one of Ashford's premier office buildings and has been recently refurbished to a high quality finish. It provides a wide range of office accommodation and benefits from on-site car parking and a fully staffed reception/management facility.

Templar House is currently vacant and there are numerous asset management opportunities to explore.

### TYPICAL SPECIFICATION

- Perimeter trunking
- Category II lighting and LG7 lighting in part
- Suspended ceilings
- Air cooling in some suites
- Off street car parking
- Fully staffed reception area
- Conference facilities



KENT HOUSE



TEMPLAR HOUSE





THE  
BUILDINGS





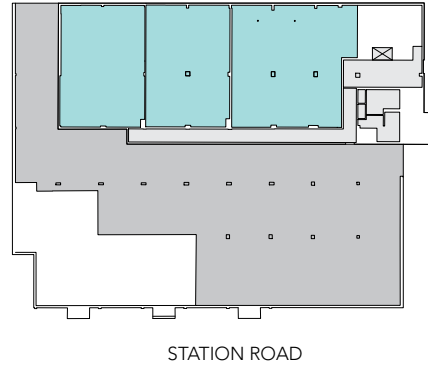


## ACCOMMODATION & TENANCY

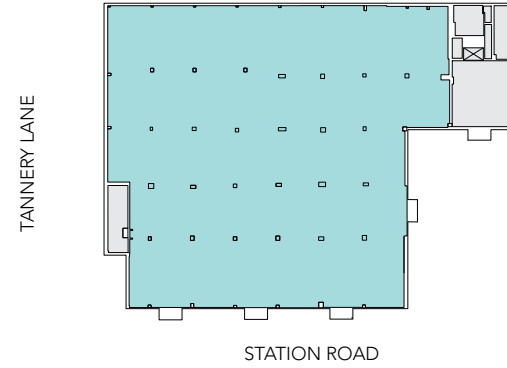
### KENT HOUSE

FLOOR	SQ. FT	SQ. M
Fourth	7,133	662.7
Third	8,636	802.3
Second	8,996	835.8
First	9,054	841.1
Ground	12,916	1,199.9
Lower Ground	4,841	449.7
<b>TOTAL</b>	<b>51,576</b>	<b>4,791.5</b>

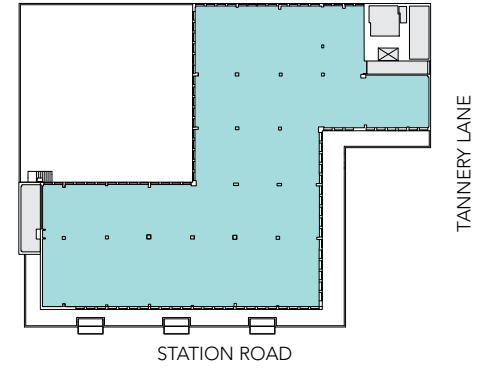
**LOWER GROUND FLOOR**  
4,841 SQ FT • 449.7 SQ M



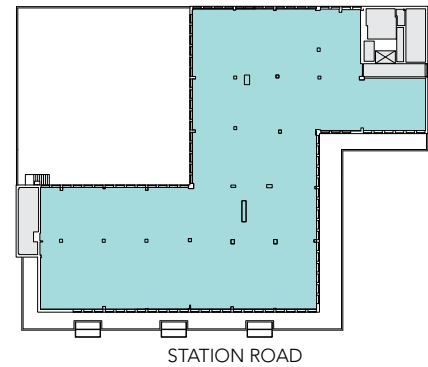
**GROUND FLOOR**  
12,916 SQ FT • 1,199.9 SQ M



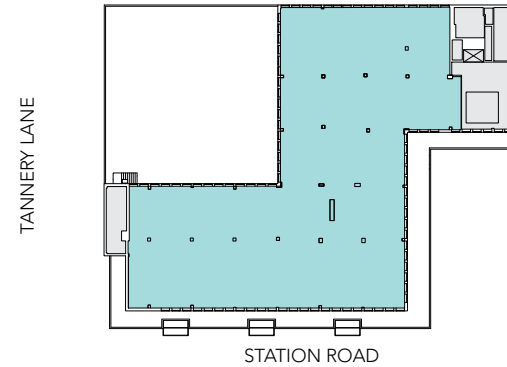
**FIRST FLOOR**  
9,054 SQ FT • 841.1 SQ M



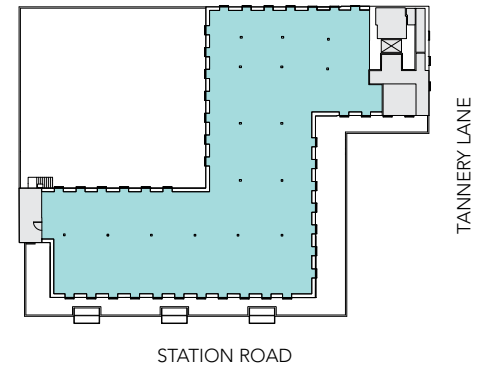
**SECOND FLOOR**  
8,996 SQ FT • 835.8 SQ M



**THIRD FLOOR**  
8,636 SQ FT • 802.3 SQ M



**FOURTH FLOOR**  
7,133 SQ FT • 662.7 SQ M



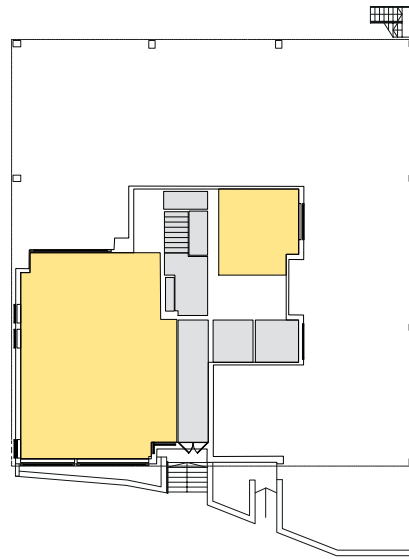
For indicative purposes only (not to scale).



## TEMPLAR HOUSE

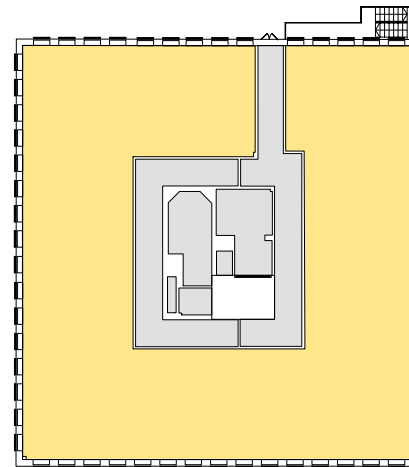
FLOOR	SQ FT	SQ M
Second	3,943	366.3
First	3,973	369.1
Ground	1,168	108.5
<b>TOTAL</b>	<b>9,084</b>	<b>843.9</b>

**GROUND FLOOR**  
1,168 SQ FT • 108.5 SQ M



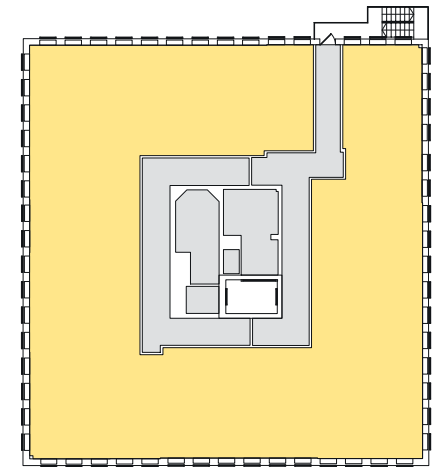
TANNERY LANE

**FIRST FLOOR**  
3,973 SQ FT • 369.1 SQ M



TANNERY LANE

**SECOND FLOOR**  
3,943 SQ FT • 366.3 SQ M



TANNERY LANE



For indicative purposes only (not to scale).



## TENANCY SCHEDULE

### KENT HOUSE, 81 STATION ROAD, ASHFORD, KENT TN23 1AF

ADDRESS	TENANT	LEASE START	LEASE EXPIRY	TERM	RENT PA	BREAK OPTION	NEXT RR	REMAINING R R DATES	SQ FT	COMMENTS/MATTERS IN HAND	
-	-	-	-	-	-	-	-	-	-	-	
Suite 1	Vacant	-	-	-	£0.00	-	-	-	2,015	in solicitors hands letting to NHS	
Suite 2	Vacant	-	-	-	£0.00	-	-	-	1,447	in solicitors hands letting to NHS	
Suite 3	Royal British Legion Industries Limited	07-Sep-12	06-Sep-16	4 yrs	£24,000.00	-	-	-	1,379	Mutual rolling break upon 3 mths notice.	
Suite 6	Atos IT Services UK Limited	19-Dec-14	18-Dec-20	6 yrs	£29,120.00	19-Dec-17	-	-	2,040	Further Tenant breaks 2018 & 2019 and LL's break 2019. SC cap in place. Tenant has use of 4 car parking spaces.	
Suite 7/8	Vacant	-	-	-	£0.00	-	-	-	4,442	in solicitors hands letting to NHS	
Suite 9/10/11	Vacant	-	-	-	£0.00	-	-	-	4,139	in solicitors hands letting to NHS	
Suite 101a & 101B	BM Wines Limited	01-Jun-12	30-May-17	5 yrs	£7,000.00	01-Jun-14	-	-	464	Annual tenant break options from 2013 to 2016 upon 6 mths prior notice.	
Suite 101C	Vacant	-	-	-	£0.00	-	-	-	718	-	
Suite 104	Archant Community Media Limited	31-Mar-14	30-Mar-17	3 yrs	£32,004.00	Rolling	-	-	1,274	T's rolling break option after initial 6 month period.	
Suite 105	Vacant	-	-	-	£0.00	-	-	-	858	-	
Suite 106a	Vacant	-	-	-	£0.00	-	-	-	436	-	
Suite 106b	Vacant	-	-	-	£0.00	-	-	-	418	-	
Suite 107a	Vacant	-	-	-	£0.00	-	-	-	498	-	
Suite 107b	Directline Structures Ltd	01-Jun-15	31-May-18	3yrs	£9,825.00	-	-	-	392	-	
Second floor	Eurostar (UK) Limited	30-Jun-05	30-Oct-17	12.3 yrs	£140,166.68	-	-	-	8,996	-	
Third Floors and Vault	Eurostar (UK) Limited	30-Jun-05	30-Oct-17	12.3 yrs	£134,548.88	-	-	-	8,636	-	
Fourth Floor	NHS Property Services Limited	30-Mar-09	29-Mar-24	15 yrs	£102,000.00	30-Mar-14	-	30-Mar-19	7,133	-	
Corridors*	-	-	-	-	-	-	-	-	3,873	-	
					£478,664.56				51,576		
					NHS	£164,780.00					
					<b>Income upon completion of NHS letting</b>	£643,440.00					

\*Please note that in conjunction to the measured survey (found in the data room) this NIA has been foregone as both the ground and 1st floor offices have been multi let and this surplus space is currently not rentalised (corridors)



## EXPERIAN REPORT

Kent House is currently multi-let to seven excellent, Tenants all whom score very highly on Experian. Two of the tenants namely Eurostar and the NHS (Ashford Primary Care Trust) are guaranteed by French and UK government respectively.

TENANT	COMPANY REGISTRATION NO.	EXPERIAN SCORE	EXPERIAN RISK PROFILE
Royal British Legion Industries Ltd.	00158479	100	Very Low Risk
Atos It Services UK Limited	01245534	100	Very Low Risk
Bm Wines Limited	03145730	78	Below Average Risk
Archant Community Media Limited	00019300	100	Very Low Risk
Directline Structures Limited	02344297	82	Low Risk
Eurostar (U.K.) Limited	N/A	N/A	Very Low Risk
Ashford Primary Care Trust	N/A	N/A	Very Low Risk





## ACTIVE ASSET MANAGEMENT OPPORTUNITIES

Various asset management opportunities exist at both buildings. Such as increasing the rents, re-gearing the leases and combining the units in Kent House to create larger units.

There are also possible opportunities for future development of both sites STPP.

However in the more short term as Templar House is currently vacant there is an array of opportunities for a prospective purchaser to enhance the value. These include, but are not limited to the following:

- Let the building as is at a market rent
- Convert into an alternative use such as a Hotel, C3 Residential or Private Student Housing.





## TENURE

Freehold

## VAT

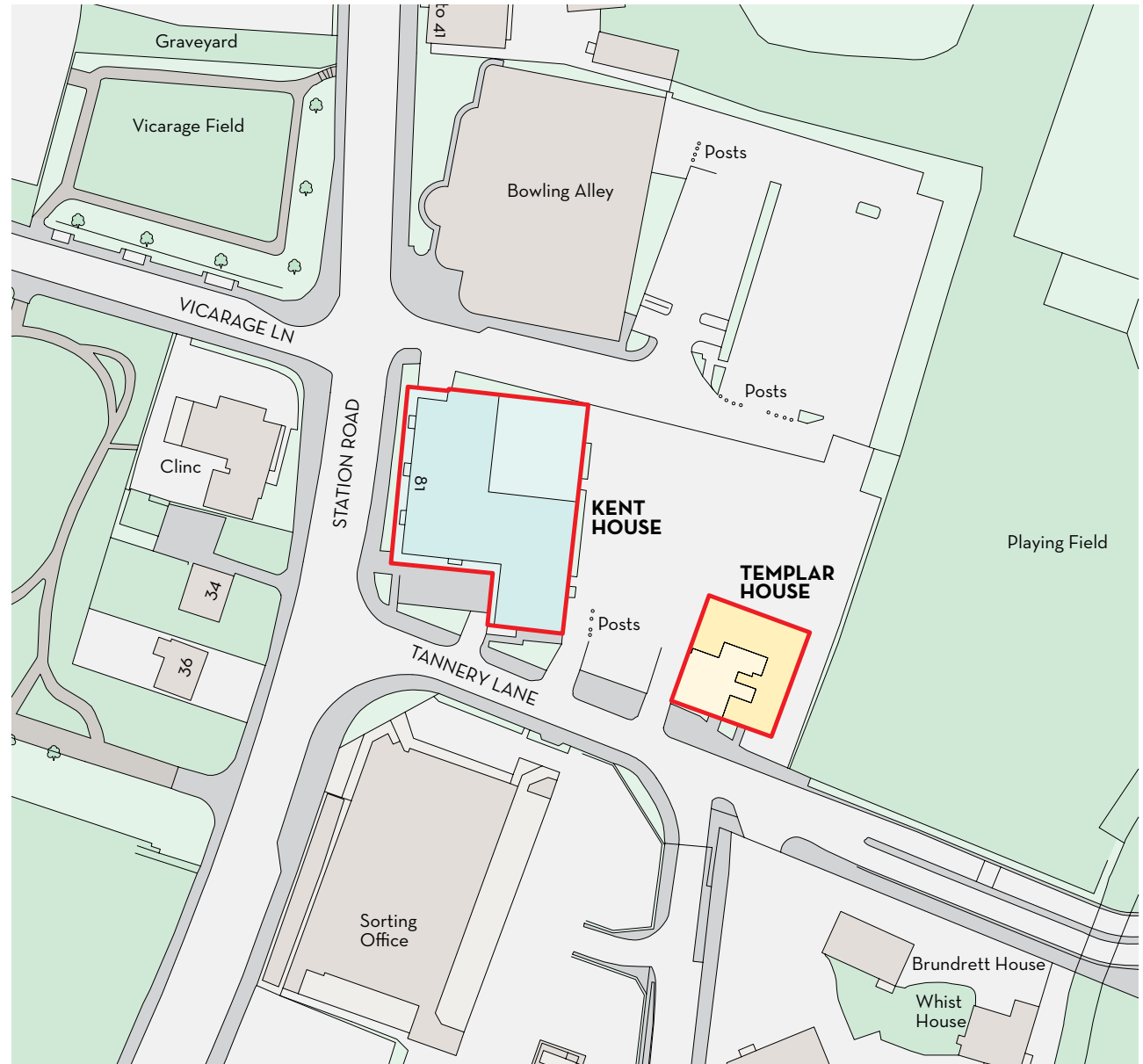
These premises are elected for VAT and therefore VAT will be payable on the purchase price.

## EPC

Kent House - D89

Templar House - D76

(Please refer to the data room for more detail)





## PROPOSAL

Offers in excess of £5,300,000 (five million, three hundred thousand) for the benefit of our clients freehold interest at Kent House. This equates to a net initial yield of 8.54%. Once the NHS letting completes the reversionary yield will be 11.47% assuming usual purchasers costs of 5.8%.

Offers in excess of £950,000 (nine hundred and fifty thousand) for the benefit of our clients freehold interest at Templar House which is currently vacant and which must be sold together with Kent House benefits from a low capital value of just £104 per sq ft.

## FURTHER INFORMATION

If you require any further information or wish to arrange an inspection please contact:

**JOSHUA MILAN**

020 7079 3974

jm@metrus.co.uk

**COLIN BECKER**

020 7079 3994

cb@metrus.co.uk

**ROBIN LESTER**

020 7079 2494

rl@metrus.co.uk



## DATA ROOM & VIDEO

Further documentation and a drone video of the site can be viewed on the following website:

Important Notice: Metrus Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars do not form any part of any offer or contract (ii) the statements contained herein are issued without responsibility on part of this firm, its employees or its clients and are statements of opinion and therefore are not to be taken as or implying a statement or representation of fact (iii) any intending purchaser or lessee must satisfy themselves as to the correctness of each of the statements made herein (iv) the vendors or lessors of this property do not make or give, and neither the firm nor any of its employees have any authority to make or give, any representation or warranty whatever in relation to this property (v) all rents and prices quoted are exclusive of VAT unless stated otherwise. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in any transactions. Terms quoted are subject to contract.

DESIGNED & PRODUCED BY CRE8TE DESIGN • 020 3468 5760 • WWW.CRE8TE.LONDON

KENT HOUSE



TEMPLAR HOUSE

