



EUROGATE BUSINESS PARK

ASHFORD-KENT-TN24 8XW



OFFICE SUITES

FROM 1,262 SQ FT+

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Eurogate Business Park is a highly attractive office campus of 60,000 sq ft immediately adjacent to Junction 9 of the M20 on the edge of Ashford, a major centre for growth in the South East.

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DESCRIPTION

Eurogate comprises 7 three storey office buildings constructed around a central courtyard set within a mature landscaped environment with excellent on site parking

Under new ownership, this successful office campus has been refurbished to provide occupiers with a choice of individual self contained buildings, whole floors or single suites from approximately 1,000 sq ft (93 sq m).

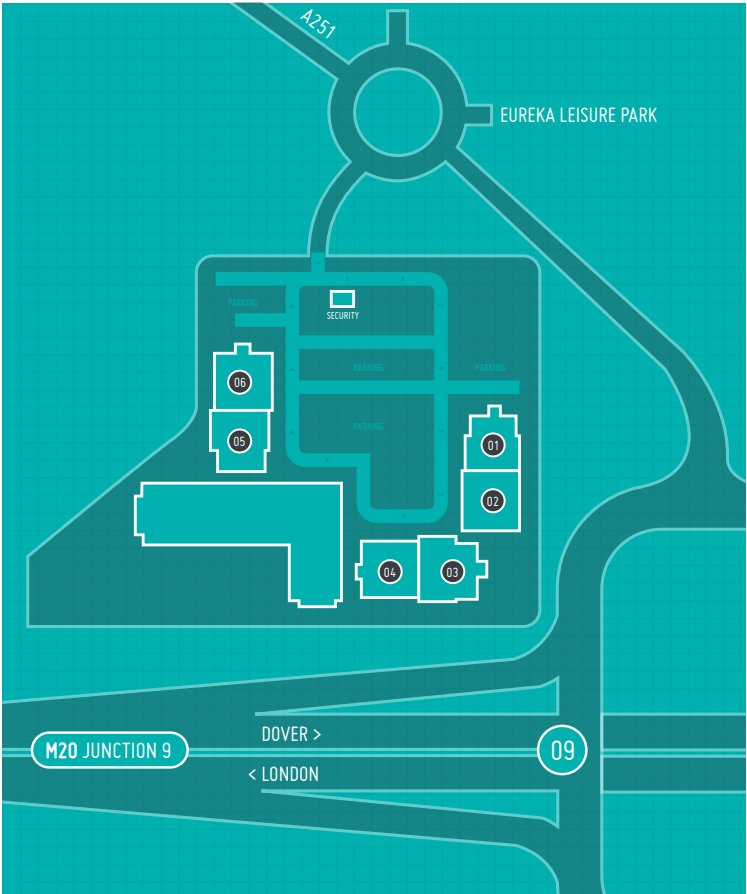
With its superb motorway access, dedicated security office and management team, Eurogate provides an excellent opportunity for both local and regional office occupiers to grow.

Existing occupiers include Kent County Council, Southern Housing Group, Irata International and Verifone UK.

SPECIFICATION

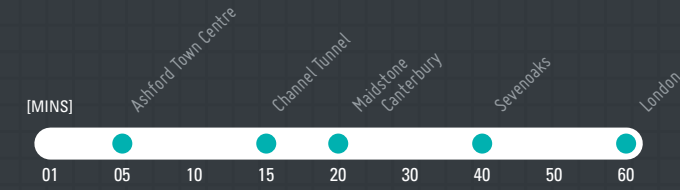
The site has recently undergone a refurbishment which has enhanced this already thriving business campus.

- Carpeted raised floors
- Suspended ceilings with integral lighting
- Double glazing
- Central heating
- Intercom access
- Terraces and balconies to some units
- Male and female WC's
- 24hr on-site security
- Excellent parking ratio 1: 171 sq ft overall (see inserts for individual allocations)
- Available in suites or whole buildings

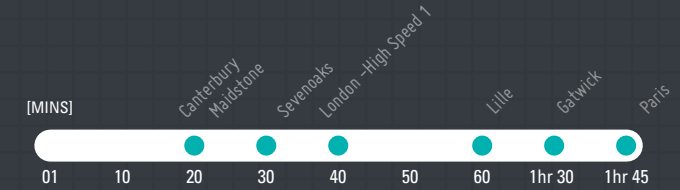


COMMUNICATIONS

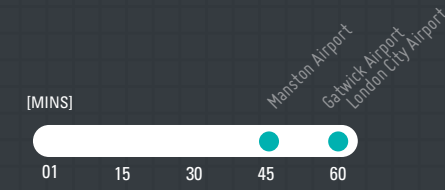
DRIVE TIMES [source AA.com]



TRAIN TIMES



AIRPORTS



AMENITIES

There is an extensive range of amenities for Eurogate occupiers to enjoy including:

Pubs and restaurants within the adjoining Eureka Business and Leisure Park including Frankie and Bennies, Cinnamon Spice, The Pheasant Pub and Beefeater, as well as a number of fast food outlets

Hotels: Premier Inn, Travelodge and nearby Eastwell Manor

Leisure Opportunities including Multiplex Cinema, Bannatyne's Health Club, Ashford Golf Course 18 holes and extensive cycles and footpaths leading to Ashford town centre



SAT NAV:
TN24 8XW



LOCATION

With immediate access to Junction 9 M20 Eurogate Business Park provides rapid and efficient access to the M25, Channel Tunnel Terminal and Channel Ports. Ashford town centre and the International Passenger Terminal are within a few minutes drive.

The regular High Speed 1 rail link from Ashford station to London St Pancras takes 37 minutes.

The new E line bus service connecting Eurogate and Eureka Park with Ashford town centre, the International Passenger Terminal and the domestic railway station runs every 30 minutes from 7am — 7pm Monday to Friday.

TERMS

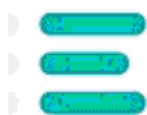
- Eurogate is available to let on new flexible leases.
- Options for whole buildings, individual floors or suites are available.

CONTACT

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**OFFICE SUITES
FROM 1,200 SQ FT+**

- SUBJECT TO CONTRACT -