



INCA HOUSE

EUREKA PARK
ASHFORD TN25 4AB

Two storey office building with exceptional parking
7,223 to 15,096 sq ft (671.03 to 1,402.45 sq m) **TO LET**

UNDER REFURBISHMENT AVAILABLE FROM Q1 2024

An iconic office building, prominently sited on Eureka Park with superb views, undergoing extensive refurbishment and modernisation.

Due for completion in February 2024 and available to lease, Inca House has been designed for occupation as a whole or in floors.

INCA
HOUSE



An indicative CGI of Exterior

FRESH APPROACH

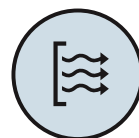


An indicative CGI of Reception

WORKSPACE



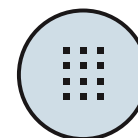
An indicative CGI of Cat B fit out



VRV
Air conditioning



Double
height feature
reception



Suspended
ceilings with
LED lighting



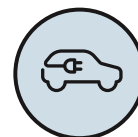
Male & female
WC's / showers



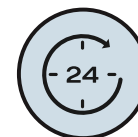
Passenger
lift



96 on site car
spaces (1:157 sq
ft net ratio)



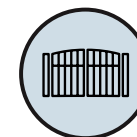
Electric car
charging points



Access
control



Covered
cycle racks

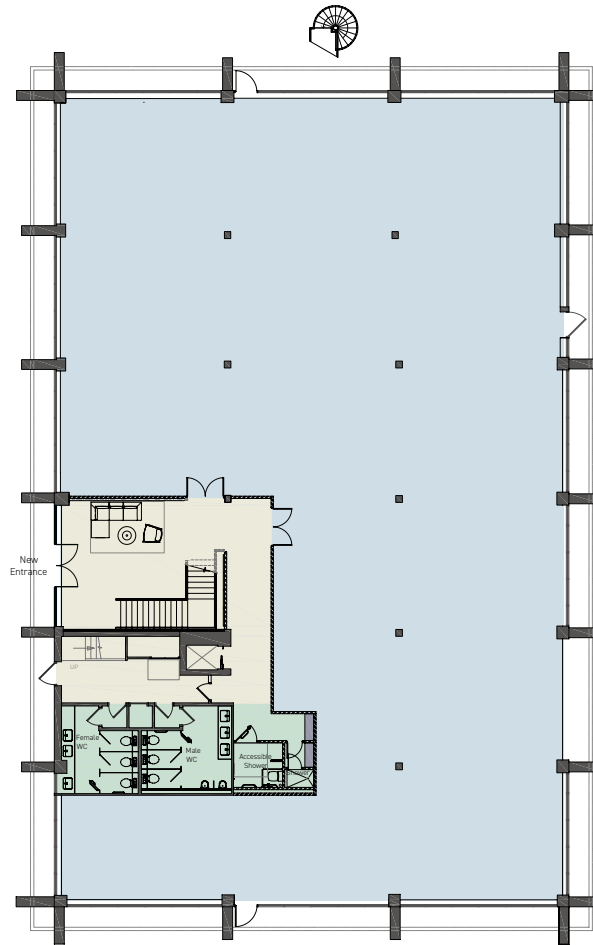
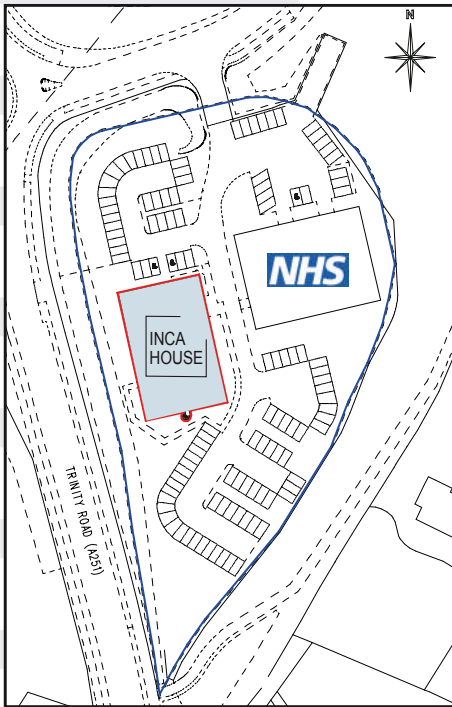


Gated site
entrance

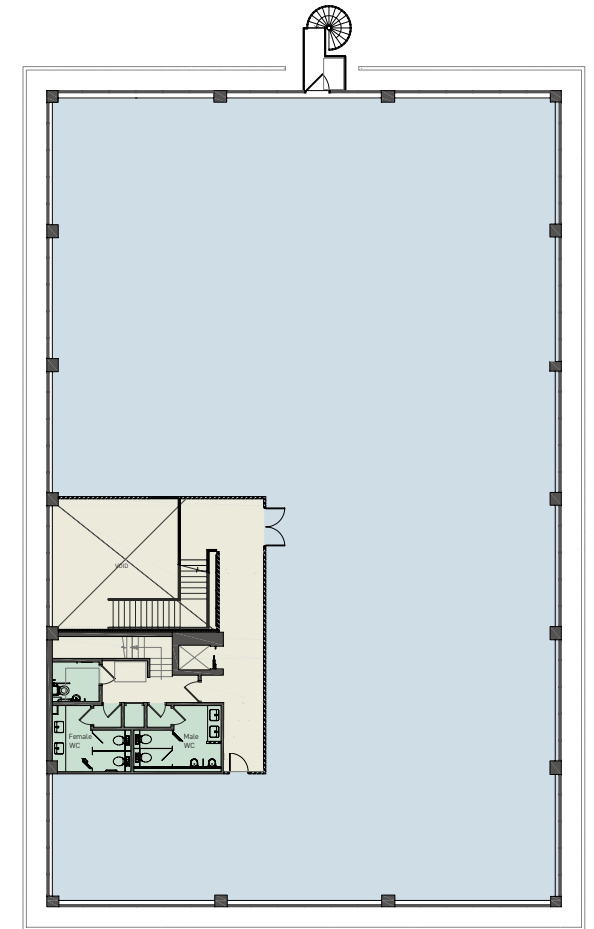
Available as a whole
or in floors from 7,223 sq ft

Accommodation

Floor	sq m (NIA)	sq ft (NIA)
Ground - Reception	45.56	500
Ground	671.03	7,223
First	684.97	7,373
Total	1,402.45	15,096



Ground floor



First floor

An ideal office location with excellent road and rail connections



W3W: ///earphones.wealth.songbird

Eureka Park

Eureka Park, situated within 5 minutes' drive from the centre of Ashford and 1 minute's drive from junction 9 M20, is a high-quality landscaped business park home to various major occupiers including Brakes, EDF, Smiths Medical, NHS and Coty Rimmel.

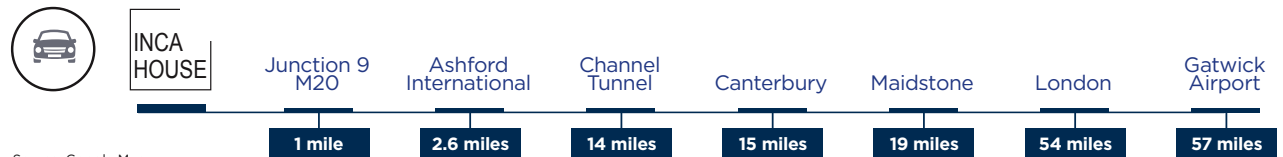
Local amenities include:

- 18-hole golf course
- Eureka Retail Park including restaurants and cinema
- Gym - Bannatyne's Health Club
- Hotels - Premier Inn, Travelodge and Eastwell Manor

Eureka Place

Eureka Place is a modern, local amenity centre within easy walking distance of Inca House and with dedicated parking. Occupiers include The Pheasant Pub/Restaurant (Marston's), Tesco Express, Corals, Pharmacy, Cinnamon Spice Indian Restaurant, Pizza Hut, Fish Restaurant, Café, Vets and Busy Bees Day Nursery.

Driving distances from Inca House



Current fastest train times from Ashford International



INCA HOUSE

EUREKA PARK
ASHFORD TN25 4AB

TERMS Available on a new lease for a term to be agreed.

RENT On application.

SERVICE CHARGE Further information on request.

EPC To be assessed.

FURTHER INFORMATION Available through the sole agents.

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