



CONNECT

THIRTY EIGHT

**BRAND NEW OFFICE SPACE IN
THE HEART OF ASHFORD, KENT**

1 DOVER PLACE, ASHFORD,
KENT, TN23 1FB

Quinn
Estates

Contents

4

Welcome To Connect 38

6

Office Space

8

The Location

10

Connectivity

12

Technical Specification

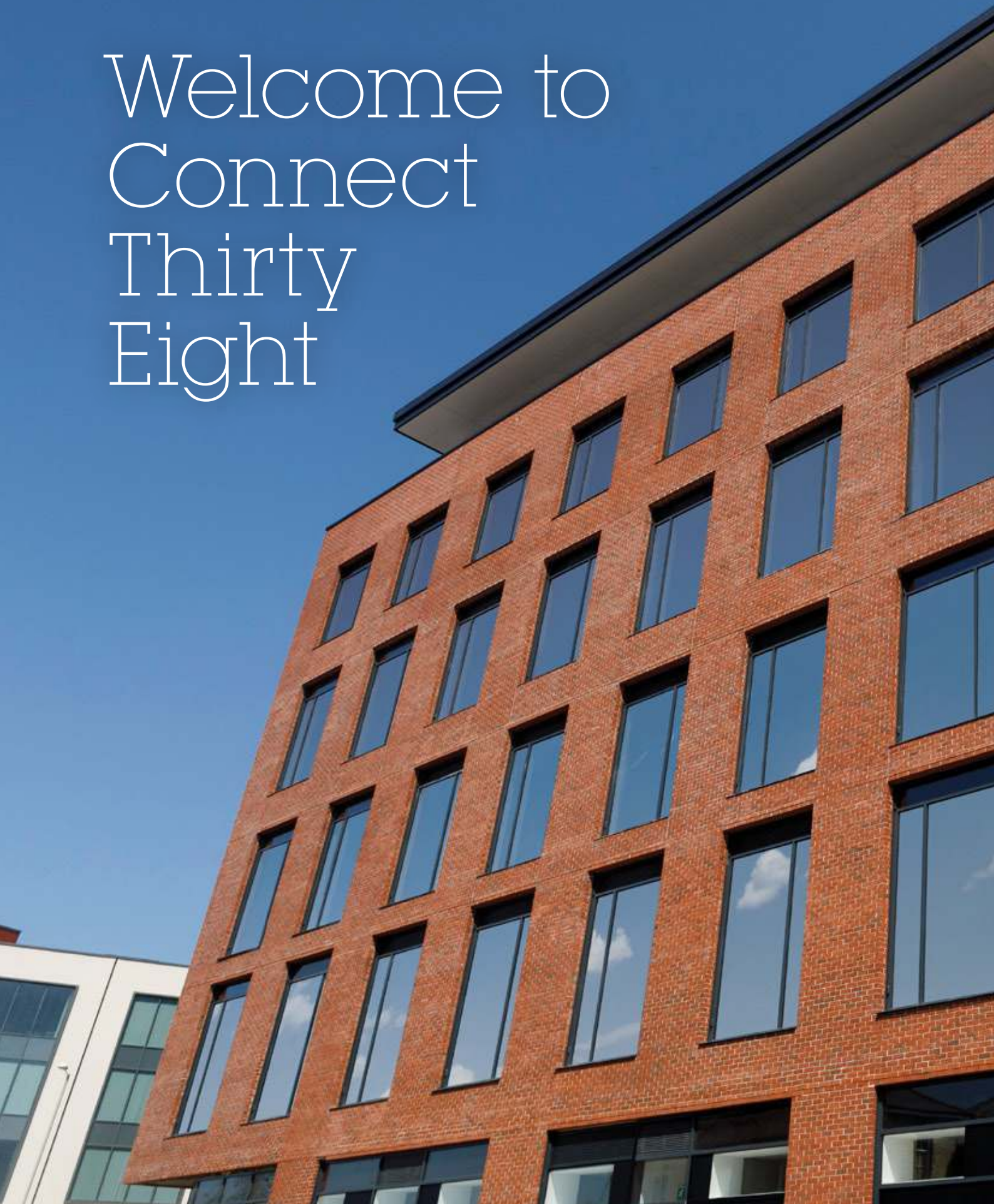
16


Floor Plans and Schedule of Areas

22

Key Features

Welcome to Connect Thirty Eight





Connect Thirty Eight is a brand new
80,000 sq.ft office and retail
building, conveniently located
directly opposite Ashford
International Railway Station
where trains now take just
38 minutes to reach
London St Pancras.



Contemporary Office Space

Ashford is going through an extraordinary and exciting change. It is the only town in the United Kingdom with such direct international rail connectivity and high-speed train links to London.

Taking inspiration from the existing brick warehouses in the area, the first phase of the Ashford Commercial Quarter is a landmark building that will create modern office and retail space in an exciting new quarter for Ashford.

The result is six floors of exceptional and adaptable open plan offices, offering a contemporary working environment for dynamic and ambitious businesses.



Ashford Designer Outlet Phase 2



Elwick Place - New Leisure Quarter

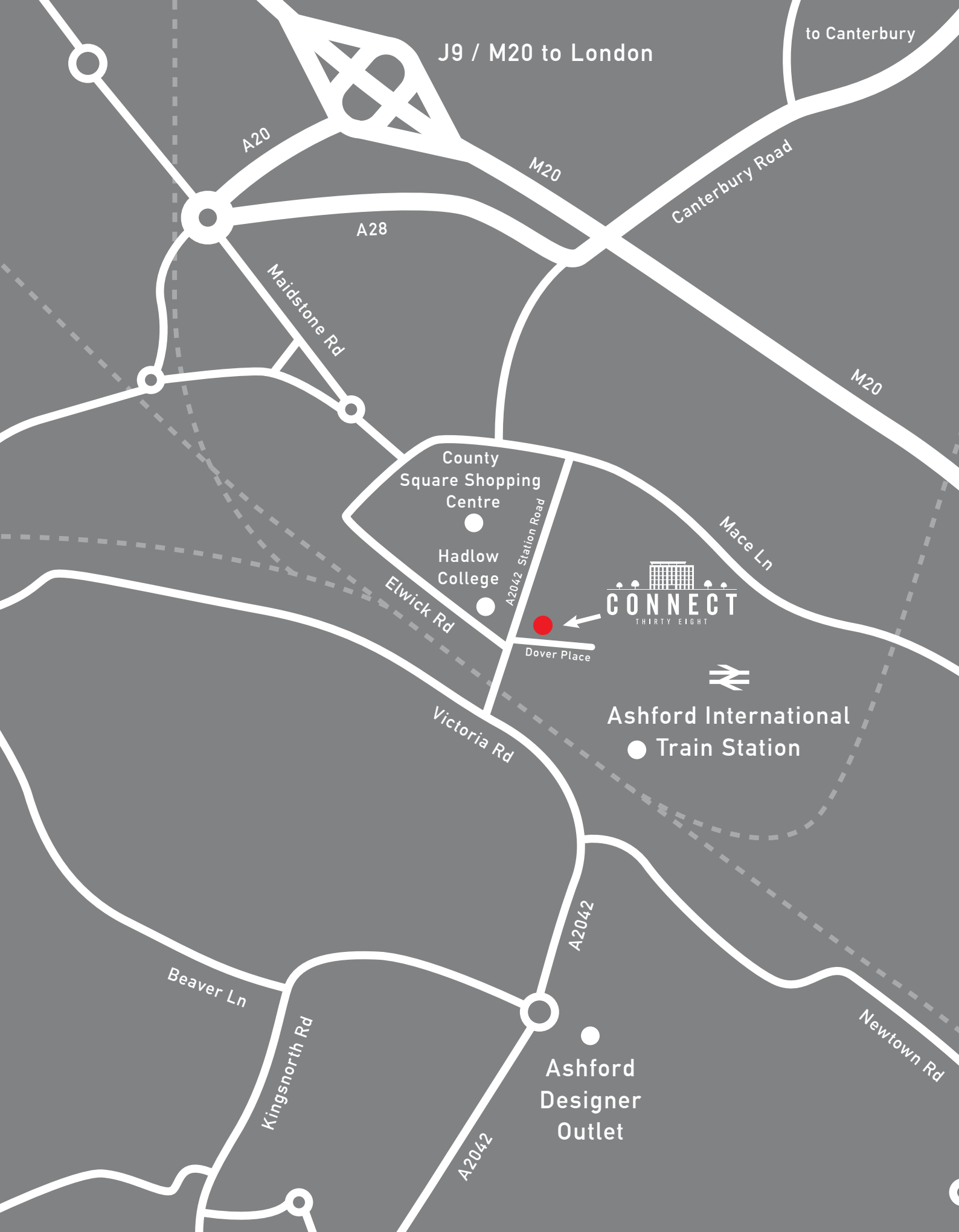
The Locality

NEIGHBOURING DEVELOPMENTS

Other significant new developments are planned nearby, and this is an area that is constantly evolving, including a new Everyman cinema and leisure offer at Elwick Place and the creation of Ashford College.

FOOD & FASHION

You'll find an established high street with eclectic independents and well-known brands. In addition, The Ashford Designer Outlet has consent for a £180m second phase that will add 100,000sq.ft of new space providing 40 new stores and 6 restaurants and cafes.



J9 / M20 to London

to Canterbury

A20

M20

Canterbury Road

A28

Maidstone Rd

M20

County Square Shopping Centre

Hadlow College

CONNECT
THIRTY EIGHT

Mace Ln

Elwick Rd

A2042 Station Road

Dover Place



Ashford International
● Train Station

Victoria Rd

A2042

Beaver Ln

Kingsnorth Rd

Ashford Designer Outlet

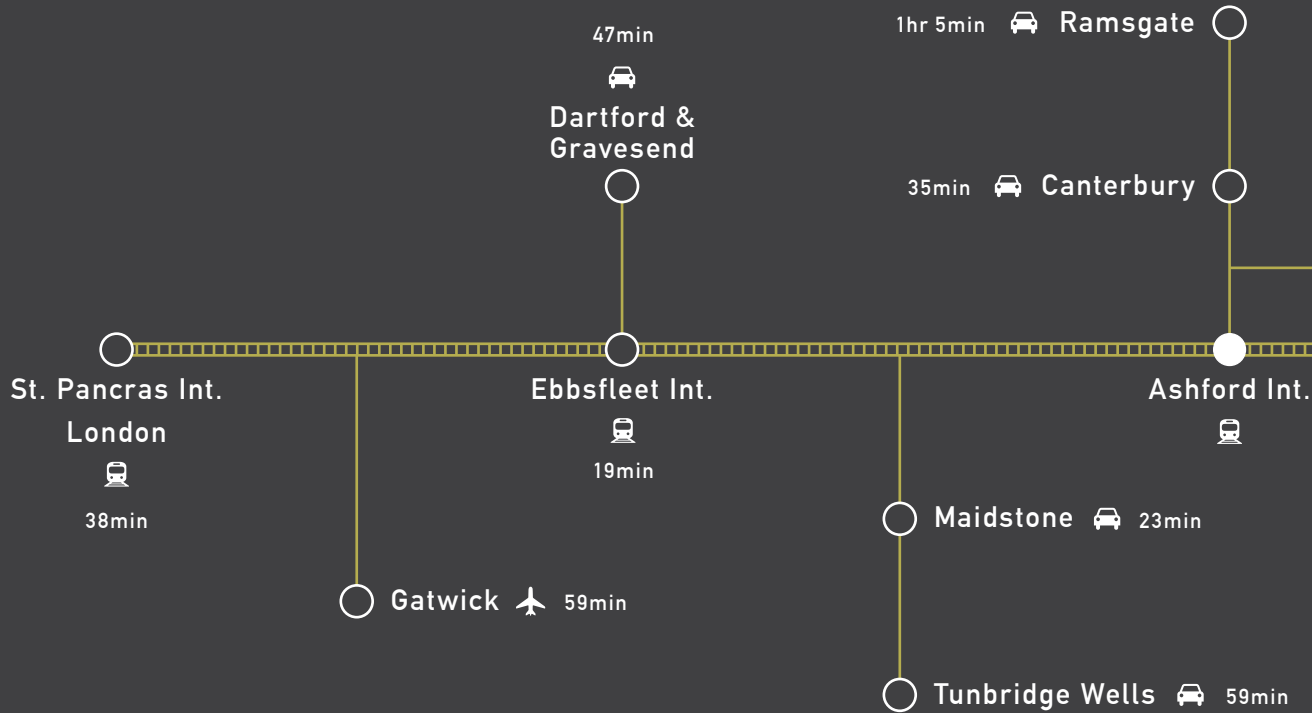
A2042

Newtown Rd



The Location

1 DOVER PLACE
ASHFORD
KENT
TN23 1FB

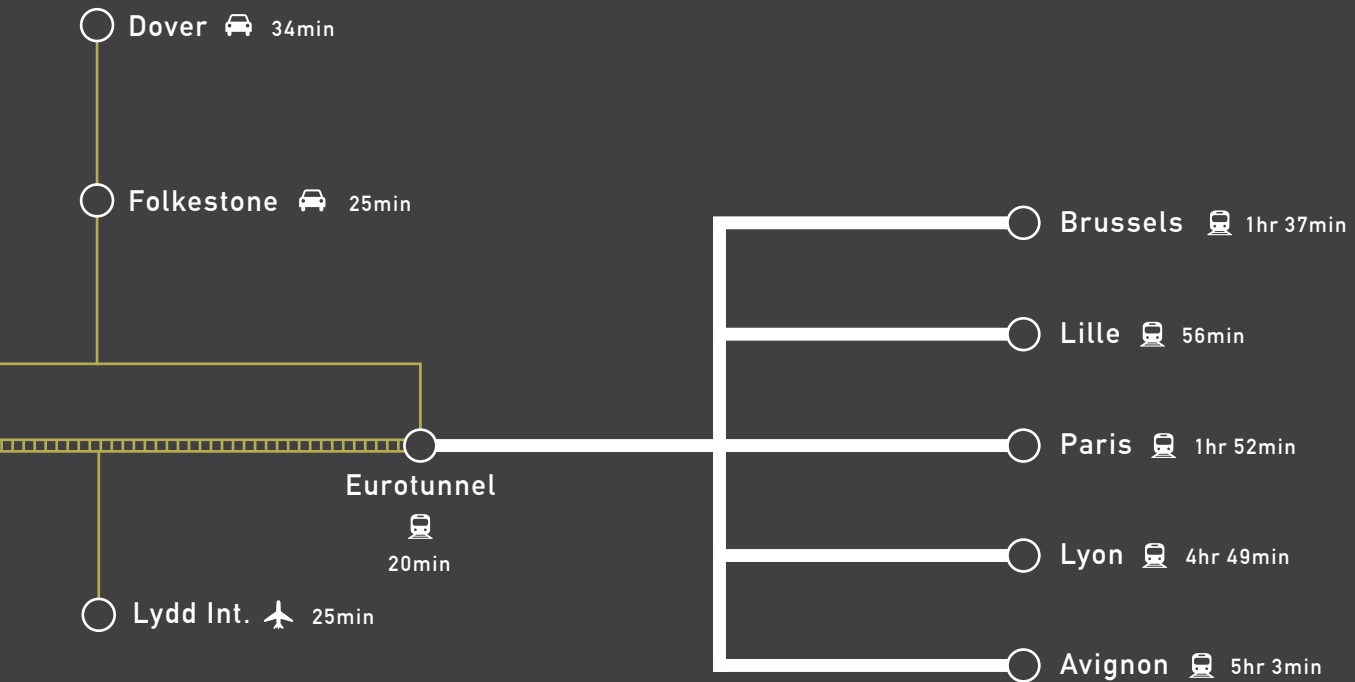


Connectivity

Ashford's excellent transport links have played a major part in the town's success.

By high speed train Ashford is just 38 minutes from London and less than two hours from Paris by Eurostar, with easy access to the rest of Europe by road and rail.





PLEASE NOTE: All times calculated approximately from Ashford, Kent.

It's central location on the M20 corridor, provides fast access for businesses needing to get around Kent, the UK or across the English Channel.

London's two main airports are within easy reach. Gatwick

is just over an hour away with Heathrow only a further 30 minutes around the M25. Closer by is London Ashford Airport at Lydd, which is undergoing a multi-million pound redevelopment.

Ashford is in pole position for businesses looking to tap into

international and regional markets. It's London without the cost, the congestion, or the hassle. For the best connections, there's no better place to be.

Technical Specification

THE BUILDING

Sub Structure

- Piled foundations
- Reinforced concrete ground beams
- Ground bearing ground floor slab, with insulation and reinforced screed
- Either in-situ cast concrete frame or steel frame structure

Frame

- Upper floors reinforced in situ cast concrete floors
- Either in-situ cast concrete frame or steel frame structure
- Brickwork external façade hung from structure

Roof

- Reinforced concrete roof
- Inverted bonded roofing felt system with insulation on top
- Fascia's and soffits to 5th floor aluminium polyester powder coated
- Roof access from the plantroom
- Man-safe system (plant room level only)

External Walls

- Brickwork external façade hung from structure
- Aluminium cladding panels between glazing on 5th floor
- SFS metal stud frame behind insulated brick façade

Windows and External Doors

- Aluminium non openable windows in grey
- Aluminium entrance screen to main reception and entrance to retail space
- Powder coated aluminium cover panels between storey height windows

Internal Walls and Partitions

- Concrete columns left fair faced ready for direct decoration.
- Steel columns treated with intumescent fire-rated paint. All steel columns encased in plasterboard

Floor Finishes

- Concrete
- Raised access computer flooring

External Works

- Public realm with block paving parking and road between the rear of the building and the proposed new public realm square
- Planters / tree pits
- Entrance barrier to the dedicated parking spaces with fob control
- Marked out parking bays for staff in the main car park
- Water, Electric and Telecoms connection to the utilities in the streets outside
- Electric distribution cables to each floor with main distribution board
- Telecoms to distribution cupboards on each floor

COMMON PARTS

External walls

- 12.5mm plasterboard applied to external wall to office area

Internal doors and screens

- Entrance doors to each office suite will be a pair of veneered solid core fire doors with vision panel, including softwood painted frame, stainless steel ironmongery, and matching architraves etc. To include single insurance approved mortice lock and shoot bolts to the slave leaf
- Doors to toilets on each level will be a single veneered solid core fire door, including softwood painted frame, stainless steel ironmongery and matching architraves
- Doors to escape stairs will be a single veneered solid core fire door with vision panel, hung in a softwood painted frame, stainless steel ironmongery, and matching architraves
- Riser cupboard doors will be single or where necessary pair of veneered solid core fire doors, hung in a softwood painted frame, stainless steel ironmongery with a suite lock for the management company, and matching architraves

Floor Finishes

- Welded sheet vinyl flooring to WC's and shower areas
- Tiling to ground floor entrance foyer
- Entrance mat-wells

Ceiling Finishes

- MF ceiling system to ground floor entrance foyer - details of lighting and detailing to be provided soon

Sanitaryware

- Wall mounted WC, vitreous china pan with concealed cisterns, push plate dual flush
- Wash hand basin mounted within vanity unit, including monobloc mixer taps (sensor)
- Mirrors
- Soap dispensers
- Hand drier
- Doc M pack for disabled WC's with all necessary drop down handrails and alarm
- Toilet cubicles

Mechanical Installation

- 13-person lift system installed, travelling at 1.6 metres per second between floors

Electrical Installation

- External lighting installation to perimeter of the building
- CCTV installation to the main entrance reception and landing on each floor
- Builder's work in connection with core services
- Testing and commissioning of services
- Preparation as built drawings

THE OFFICE

Internal walls and partitions office

- Painted plastered walls

Ceiling Finishes

- Suspended grid ceiling system within the office suites with in laid grid LED lighting system

Floor Finishes

- Raised access computer flooring provided within office areas

Mechanical Installation

- Air handling units per quarter of floor
- VRV/VRF heating and cooling delivered via ceiling terminals

Electrical Installation

- Electrical installation to include under computer floor power distribution (distribution boxes do not form part of this offer)





Everest

ASHFORD

ASHFORD

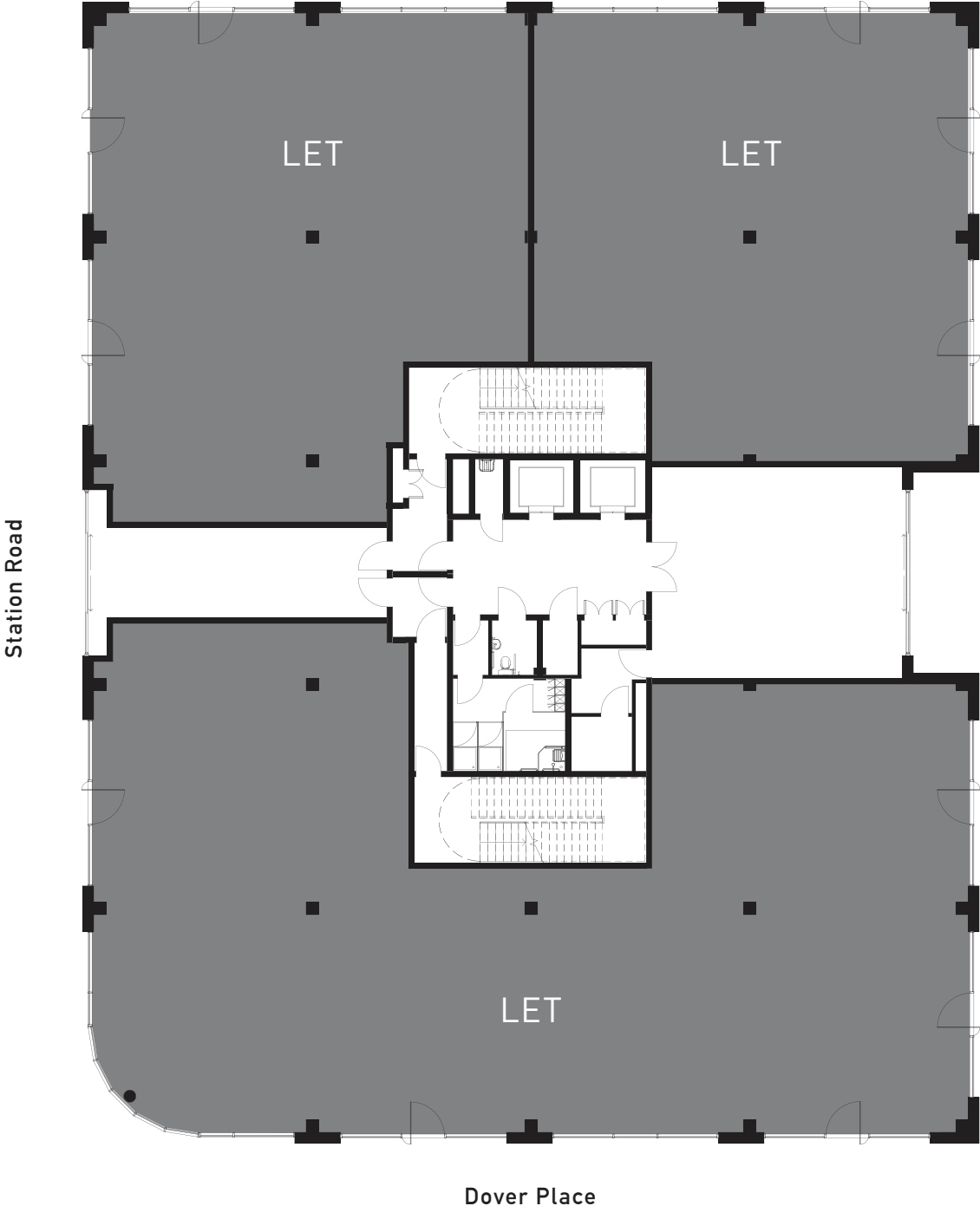
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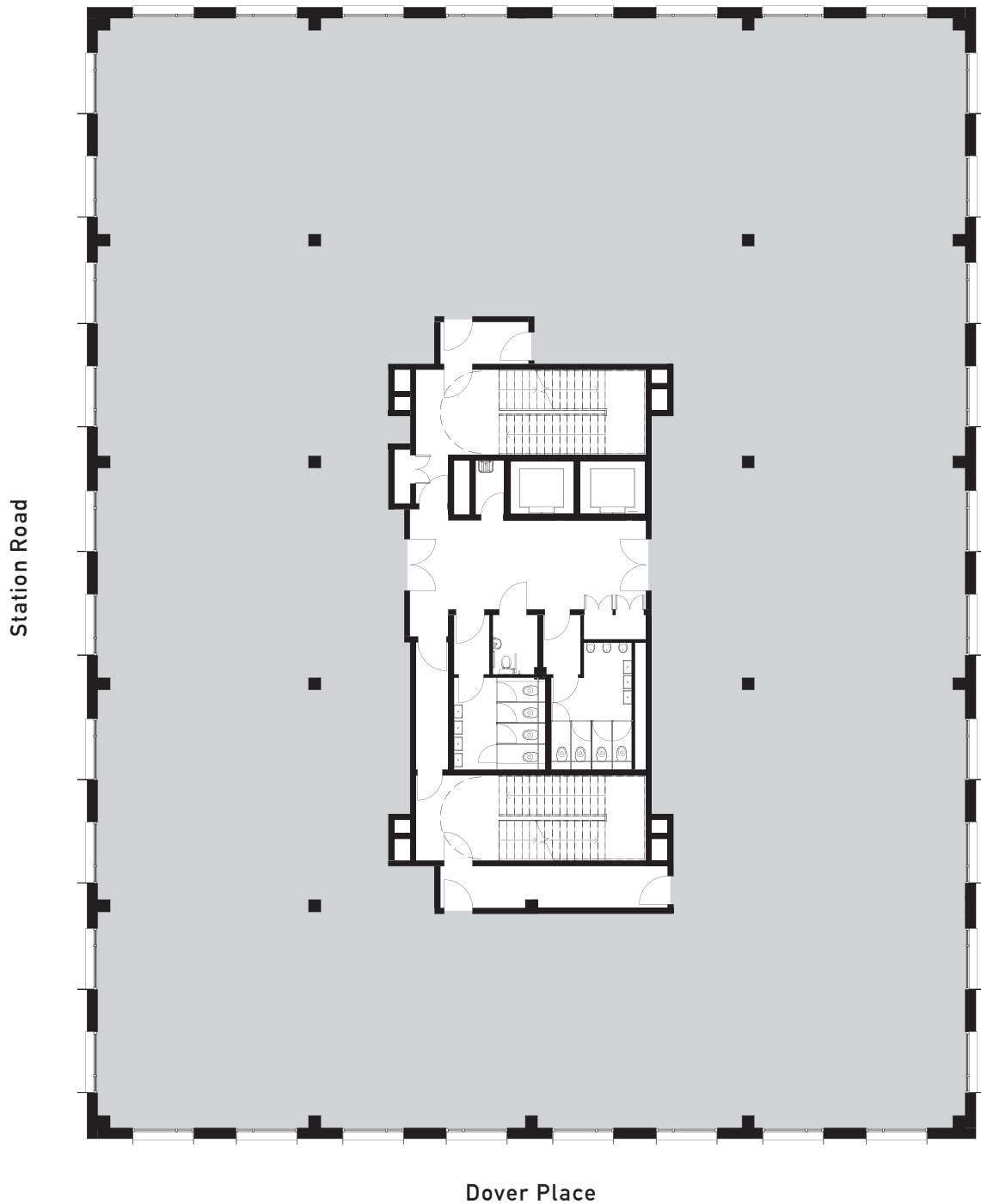
Ground Floor

10,816sq.ft / 1,004sq.m (NIA)



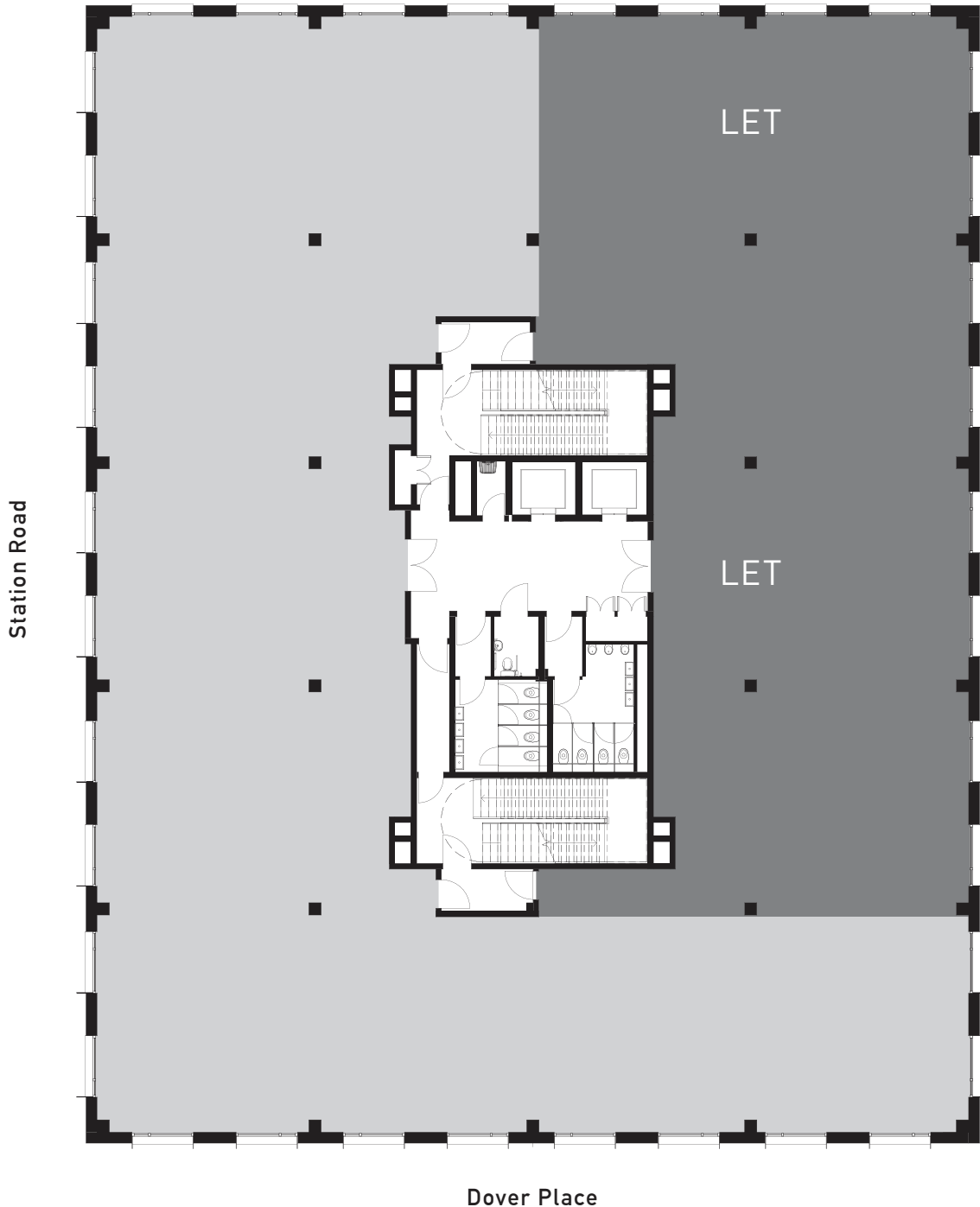
First Floor

12,002 sq ft of office space still available



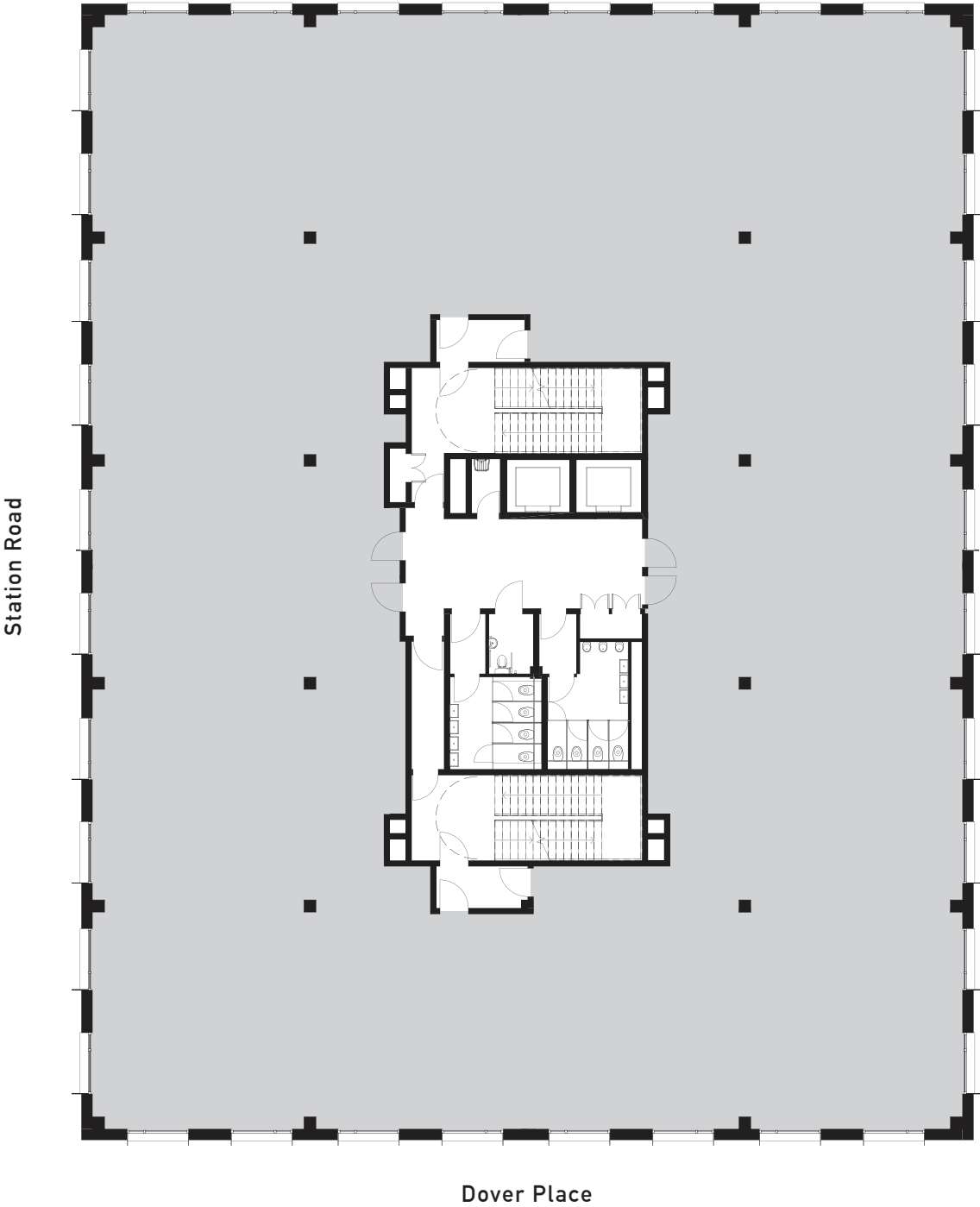
Second Floor

7,299 sq ft of office space still available



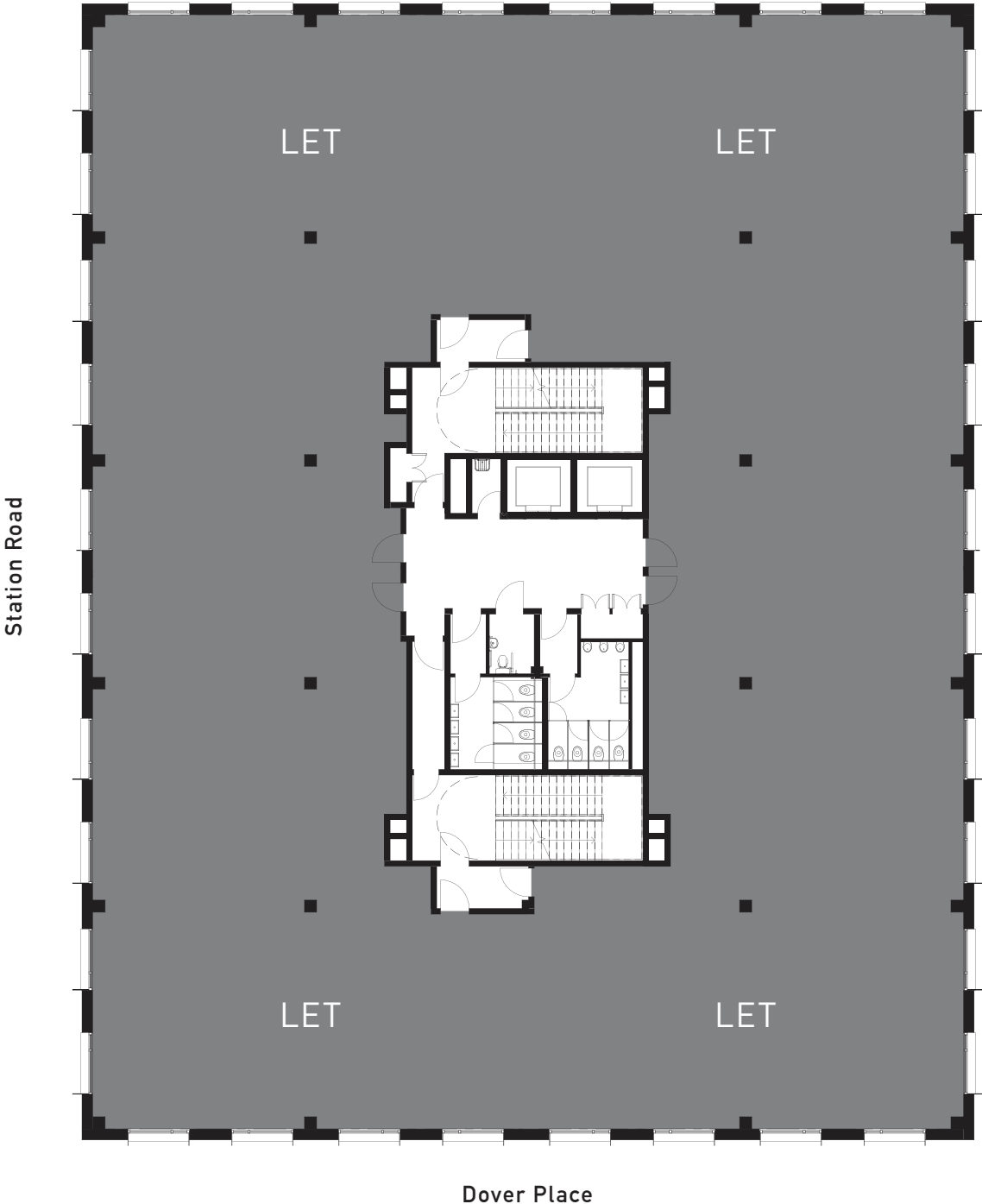
Third Floor

11,977 sq ft of office space still available



Fourth Floor

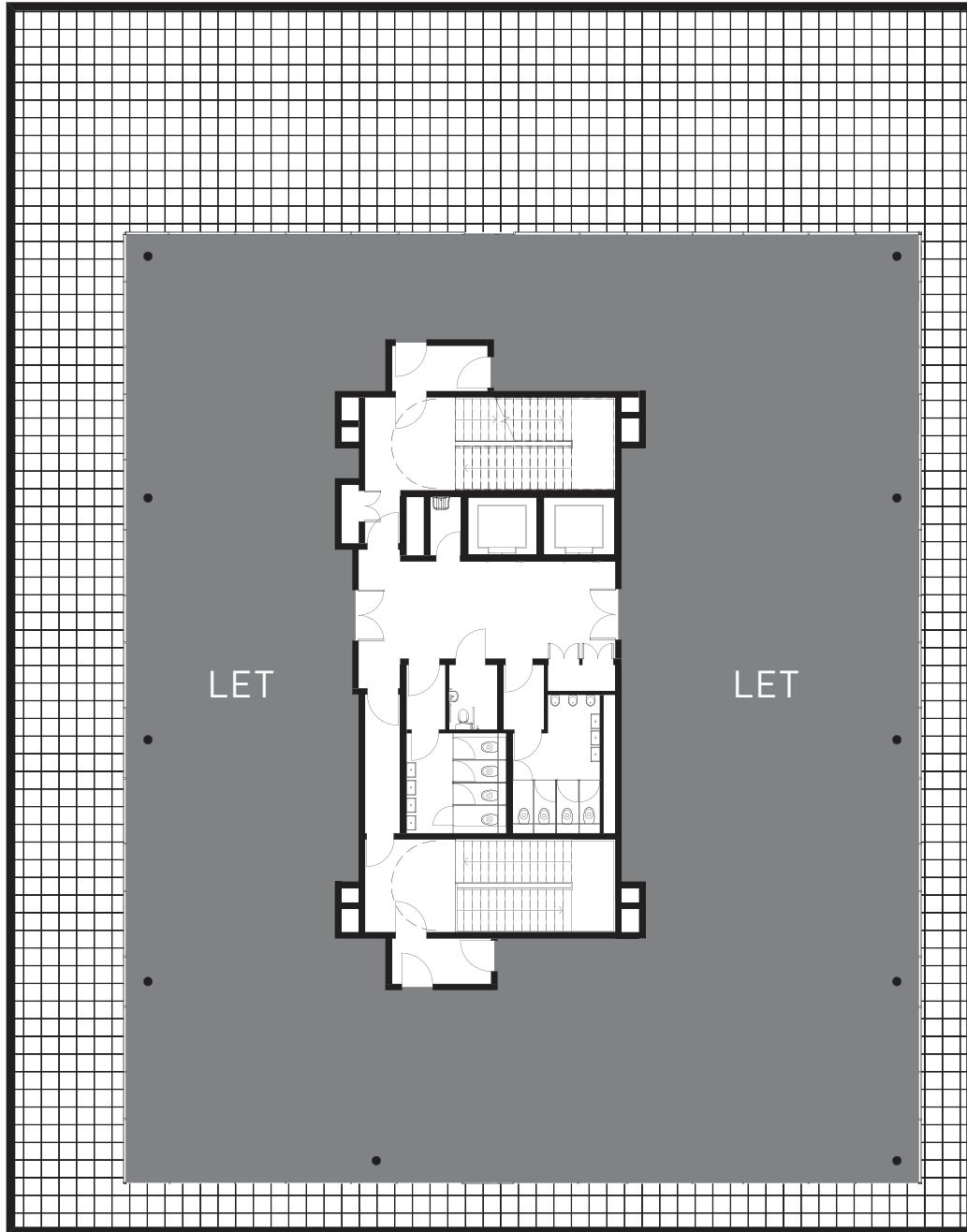
11,988sq.ft / 1,114sq.m (NIA)



Fifth Floor

7,335sq.ft / 681sq.m (NIA)

Station Road



Dover Place

Key Features

Sustainability & Security

The Ashford Commercial Quarter has been designed to a high sustainability standard and has been rated as Good by BREEAM, the world's leading design and assessment method for sustainable buildings. The result of this is a serious approach to the reduction of energy usage, hence lower carbon emissions and running costs. The building does this in three ways: firstly by minimising embodied energy in its structure, secondly by being equipped with a full range of energy-saving measures such as modern insulation and low-energy LED lighting, and thirdly by being well placed for public transport, and cycle friendly.

Transport

The building is within 100m of Ashford International Station, connecting you to the City via St. Pancras International in 38 minutes, and to Europe via the Eurostar. A dozen bus routes pass the building, with 5 bus stops nearby.

Those who cycle will find excellent facilities - an important employee incentive. There is a secure cycle store, and a number of cycle paths throughout the town and the surrounding area.

The Commercial Quarter is accessible by car via both Junctions 9 and 10 of the M20 allowing easy access to the rest of the county, London and beyond.

Protective Facades

The overall insulation value of the facade is significantly better than the current Building Regulations demand, achieved by using high performance glazing on all windows throughout the building.

Intelligent Lighting

This is one of the most important contributors to lowered energy demand. The Ashford Commercial Quarter deploys a high quality, technically advanced lighting system.

Landscaping

The landscaping strategy involves a mix of hard and soft landscaping that will provide a well-designed public realm befitting a landmark building.

Office Space

This is exceptional office space. Ceilings are 3m high, data and power services are contained beneath a full raised floor, views out (360 degree panorama in the case of the top floor) are first rate. As impressive are the floor areas themselves, divisible in a number of different ways depending on the needs of the occupiers.

Flexible Space

The entire building has been designed for optimum flexibility, with lighting and services arranged to allow the easy sub-division of space.

Car Parking

Brilliantly located car parking situated just a 30 second walk from the building and Ashford International Train Station. Spaces are allocated on a 1:350 sq.ft basis.

The logo consists of a white circle centered on a dark gray background. Inside the circle, the word "Quinn" is written in a medium-weight, sans-serif font, and the word "Estates" is written below it in a significantly larger, bold, sans-serif font.

Quinn
Estates

A DEVELOPMENT BROUGHT TO YOU BY:



Building Your Future

IN PARTNERSHIP WITH:

GW George Wilson Holdings Ltd.

ASHFORD



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