

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 5 & 6 Montpelier Business Park Ashford, Kent, TN23 4FG



Library Photo

MODERN INDUSTRIAL PREMISES LOCATED ON ESTABLISHED ESTATE

TO LET

- 6,562 sq.ft. (610 m²) workshop/warehouse
- 1,369 sq.ft. (127m²) offices
- Immediate Availability
- New lease available

Rent: £51,500 per annum exclusive

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This property is located on the Fairwood Industrial Estate, accessed via Leacon Road off Brookfield Road, close to its junction with the A28 Chart Road roundabout. The site is approximately half a mile west of Ashford town centre, and 1 mile from Junction 9 of the M20, this access having been substantially improved by the opening of the "Barracks Link Road".

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

DESCRIPTION

This modern end terraced unit of steel portal frame construction provides workshop/warehouse accommodation on ground floor with substantial first floor accommodation. Unit 5 and 6 were built as a pair and are potentially capable of sub-division but have historically been let as one. There is approximately 6,500 sq ft on the ground floor with some 1,400 sq ft of office space on the extended upper floor, finished to a good standard. Externally there is generous concrete hardstanding for loading/unloading and car parking.

ACCOMMODATION

Ground Floor	6,562 sq ft	610 sq m
First Floor Offices	1,369 sq ft	127 sq m
Total	7,931 sq ft	

SERVICES

All main services including a 3-phase electrical supply, are connected to the premises.

BUSINESS RATES

The premises have a rateable value of £39,500.

The uniform business rate multiplier for the year 2021/22 is 49.9p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. The rent to be £51,500 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 120 (Band E). Full certificate and report available on request.

VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.