

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

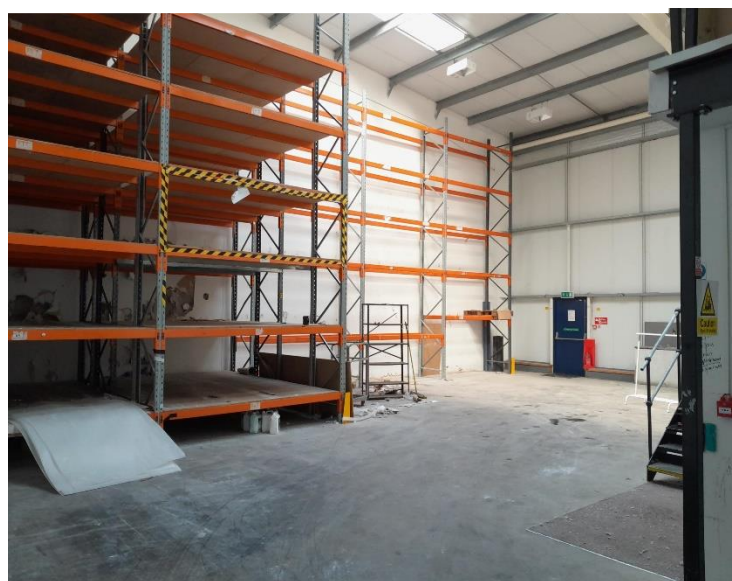
11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 14, Connect 10, Foster Road
Ashford Business Park, Sevington,
Ashford, Kent TN24 0SH



END-TERRACED WORKSHOP/WAREHOUSE ACCOMMODATION

READY FOR IMMEDIATE OCCUPATION

TO LET or FOR SALE

- Close to Junctions 10 & 10a of the M20 motorway
- 20 ft/6m eaves height - 10% roof lights
- 30 kilonewtons per metre square floor loading
- Circa 2,200 sq ft plus mezzanine
- Freehold also available

Rent Sought: £24,000 + VAT per annum

Freehold: Offers in excess of £350,000 + VAT

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

The Connect 10 scheme is located on the southern side of Foster Road just west of its junction with Barrie Road on the Ashford Business Park, a mile south of Junction 10 of the M20 motorway and a little further from Junction 10a on the edge of Ashford. 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. The Ashford/Sevington Business Park is a well-established and thriving industrial estate comprising a mixture of retail, industrial and warehouse accommodation now benefiting from improved motorway access in this area.

DESCRIPTION

Unit 14 is centrally located within the Connect 10 development and forms a corner unit with a block of similar units. It provides some 2,162 sq ft of accommodation on the ground floor, having mezzanine space totalling some 494 sq ft with WCs on both ground and first floor. The unit benefits from a minimum eaves height of 19 ft 10" rising to a maximum of 25ft 1". There is an up and over electric door of some 10 ft 3" wide by 13 ft high in addition to a separate personnel door. On the ground floor there is a front office/showroom area a little over 300 sq ft whilst on the first floor there is an office of 220 sq ft and a kitchen of approximately 110 sq ft with WCs on both ground and first floor. The unit benefits from 10% roof lights with sodium floodlights in the warehouse. The glazing to the front of the premises are of powder coated aluminium double glazed window units to ground and upper floor. Externally there is an area of hardstanding laid to brick pavers for loading/unloading and car parking.

ACCOMMODATION

Workshop/Warehouse	2,162 sq ft
Mezzanine Office/Store/Kitchen	<u>494 sq ft</u>
Total	2,656 sq ft

SERVICES

Mains water, gas and 3 Phase electrical supply (100 amps per Phase) are connected to the premises.

RATEABLE VALUE

The premises are assessed as "warehouse and premises" at a Rateable Value of £17,750, the uniform business rate multiplier for the current year being 49.9p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable however, a rent in the order of £24,000 + VAT per annum is being sought. The freehold is also available, with offers being sought in excess of £350,000 + VAT.

LEGAL COSTS

The incoming tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 57 (Band C) however, this certificate expired in 2018 and a fresh one is awaited. Full copy of the certificate and recommendation report when available can be found at <https://find-energy-certificate.digital.communities.gov.uk/>

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 prospective tenants.

CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.