

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 3 Bridge Road Business Centre Bridge Road, Ashford, TN23 1BB



END-TERRACE WORKSHOP/WAREHOUSE UNIT

TO LET

- 1,277 sq.ft. (119 sq. m.)
- 2 Car Parking spaces
- Immediate Availability
- Last Used for Food Production
- 3-phase electrical supply

Rent: £15,000 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

The Bridge Road Business Centre is located at the southern end of Bridge Road which itself is on the southern side of Godinton Road (B2074) as it departs the roundabout at the junction of the Chart Road (A28) and the barracks link road, giving direct access to the Drovers roundabout and Junction 9 of the M20.

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 end terraced industrial unit of concrete portal frame construction benefits from a concrete floor, steel roller-shutter door and has an eaves height of 11ft rising to an apex of 12ft 7". The last tenant in occupation fitted the premises out for food production, so a similar use could trade easily. The premises provide accommodation totalling 1,277 sq.ft. with suspended ceiling, Cat II lighting and air conditioning. Externally is an area of concrete/tarmac hardstanding for loading/unloading and car parking.

ACCOMMODATION

Workshop/Warehouse: 1,277 sq.ft. plus WCs.

SERVICES

Mains water and electricity including a 3-phase supply are connected to the premises.

BUSINESS RATES

The premises are described as 'warehouse and premises' and have a rateable value of £6,700.

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 £15,000 per annum exclusive.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Results awaited. Most recent assessment was Band D (82).

Certificate and Report can be viewed when available 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 tenants.