

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Units 4 & 11 Stafford Close, Fairwood Industrial Park,
Leacon Road, Ashford, Kent TN23 4TT



LIGHT INDUSTRIAL WORKSHOP/WAREHOUSE UNITS

TO LET

- Available separately or combined where adjoining
- Unit 4 is available from November 2022
- All main services connected
- Immediate availability

Rent: £15,750 per annum plus VAT per unit

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

Stafford Close is located on the Fairwood Industrial Park which is on the west side of Ashford having access to junction 9 of the M20 approximately 1½ miles away. Leacon Road/Victoria Way now provides direct access to central Ashford a little over a quarter of a mile away and this is an established and busy industrial estate having a variety of trade counter type users.

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

These mid-terraced units are of steel portal frame construction with each unit providing approximately 1,200 sq.ft. of ground floor workshop/storage accommodation which includes WC facilities. Externally there is concrete hardstanding for loading/unloading and car parking.

ACCOMMODATION

Unit 4 Workshop/Warehouse 1,201 sq.ft. (111.57 sq.m) including WC (Available November 2022)

Unit 10 Workshop/Warehouse 1,209 sq.ft. (112.29 sq.m) including WC (Under Offer)

Unit 11 Workshop/Warehouse 1,217 sq.ft. (113.09 sq.m) including WC

SERVICES

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

BUSINESS RATES

The premises are described as "Workshop/Warehouse". If taken individually the rateable values would probably be in the order of approximately £7,500 per unit and qualifying occupiers could apply for 100% Small Business Rate Relief. The uniform business rate multiplier for the year 2021/22 is 49.9p.

TERMS

The premises are available by way of new fully repairing and insuring leases, the terms of which are negotiable. The rent to be £15,750 per annum plus VAT per unit. There is a service charge payable to cover estate costs.

Current Year (2022-23) Service Charges: Unit 4 = £1,983 Unit 11 = £2,003.15

Current Year (2022-23) Insurance Premiums: Unit 4 = £272. Unit 11 = £275.46

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Unit 4 has an energy efficiency rating of 81 (Band D), Unit 10 has an energy efficiency rating of 124 (Band E) and Unit 11 has an energy efficiency rating of 114 (Band E)

Full certificates and reports can be found at <https://find-energy-certificate.service.gov.uk/find-a-non-domestic-certificate/search-by-postcode?postcode=TN23+4TT>

VIEWING

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

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.