

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Unit 18 Heron Business Centre, Henwood Industrial Estate, Ashford Kent TN24 8DH



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**MODERN BUSINESS UNIT ON ESTABLISHED ESTATE CLOSE TO M20**

**TO LET**

- 1,088 sq.ft. plus 374 sq.ft mezzanine
- 5 parking spaces
- Separate office area to ground floor
- 15' high roller shutter door
- Available March 2023

**Rent: £14,000 Per Annum Leasehold**

**STAFFORD PERKINS**

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 Heron Business Centre is located on the busy and well-established Henwood Industrial Estate, just a mile from Ashford town centre and with easy access to Junction 10 of the M20 motorway which passes through the town. Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 inhabitants and is centrally located within the county, benefiting from a fine communication network via the A20/M20 and five mainline railways. Ashford International passenger station gives direct access to northern continental Europe and HS-1 makes London some 38 minutes distant.

## DESCRIPTION

This mid-terraced unit is of modern steel frame construction with profile steel cladding to front and rear and block internal walls dividing the units. The roof is of mono pitch design, having a minimum eaves height of 17'2" rising to a maximum of 22'2". There is a small timber built office area of 301 sq.ft. beneath the mezzanine and the unit also benefits from WC facilities, a roller shutter door 9'10" wide by 14'8" high and a separate personnel door. Externally there are 5 allocated car parking spaces. No motor trade uses are permitted on the estate.

## ACCOMMODATION

<u>Ground Floor</u>	1,088 sq.ft.
<u>Mezzanine</u>	374 sq.ft.

## SERVICES

All mains services are connected including 3-phase electricity (with a single phase meter), water and a gas supply pipe.

## ENERGY PERFORMANCE CERTIFICATE

Results awaited. When available both Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>



Library picture

## BUSINESS RATES

From 1<sup>st</sup> April 2023 the premises are assessed with a Rateable Value of £12,500. The uniform business rate multiplier for the year being 49.9p. Small Business Rate relief may be available, depending on occupier status.

## TERMS

A new fully repairing and insuring lease available on terms by agreement at a commencing rent of £14,000 per annum.

## LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

## 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.

## 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.