

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 5, Southdown Enterprise Park

Brunswick Rd, Ashford, TN23 1EL

W3W: feed.deep.jungle



MODERN INDUSTRIAL UNIT WITH PARKING

TO LET

- 2,363 sq.ft.
- New Lease Available
- 3 phase electricity
- Available from April 2023

Rent: £20,000 per annum Plus 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 Southdown Enterprise Park lies on the southern side of Brunswick Road on the Cobbs Wood Industrial Estate approximately 1 mile south-west of Ashford town centre. This industrial estate enjoys close proximity to Junction 9 of the M20 and the A28, giving good access.

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 steel framed workshop of 1,446 sq.ft. benefits from a minimum eaves height of 10'10", an electric up-and-over door 13'2" wide by 10'5" high and sodium floodlights as well as good natural daylight. There is an office area of 469 sq.ft with category 2 lighting, suspended ceiling, gas fired central heating and carpeting throughout and an additional kitchen/storage area of 448 sq.ft. Externally there is parking space for 2 cars.

ACCOMMODATION

Office	469 sq.ft.
Kitchen/Store	448 sq.ft.
Workshop	<u>1,446 sq.ft.</u>
Total:	2,363 sq.ft.

SERVICES

All mains services including a 100 amp 3-phase electrical supply are connected.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a rateable value of £13,000. The uniform business rate multiplier is 49.9p for the year 2022/23.

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 £20,000 per annum plus VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

When last assessed the premises were rated as having an energy efficiency score of 61 (Band C). Results of new survey awaited. Certificate and Report can be viewed 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.

