

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 4, Southdown Enterprise Park
Brunswick Rd, Ashford, TN23 1AJ



INDIVIDUAL INDUSTRIAL UNIT WITH OFFICES

TO LET

- 2,600 sq ft (approx)
- Immediately Available
- 3 phase electricity
- B1 planning consent
- Further compound available

Rent: £22,000 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 former factory site has been totally refurbished and sub-divided to provide 5 industrial units. The steel framed workshops have been sub-divided with concrete block walls and benefit from a minimum eaves height of some 10ft 10". Unit 4 has an electric up and over door, some 13ft 2" wide by 10ft 5" high with good natural daylight in addition to sodium flood lights. Each of the workshop units benefit from an office area finished to a high standard, having category 2 lighting, suspended ceiling, gas fired central heating and carpeting throughout. In addition there is ancillary kitchen/storage accommodation. Each unit comes with 3/4 car parking spaces per unit. There is further parking in a compound opposite if needed at a rent of £2,500 a year.

ACCOMMODATION

<u>Unit</u>	<u>Office</u>	<u>Kitchen/Store</u>	<u>Workshop</u>	<u>Total</u>
4	717 sq ft	290 sq ft	1,602 sq ft	2,609 sq ft

SERVICES

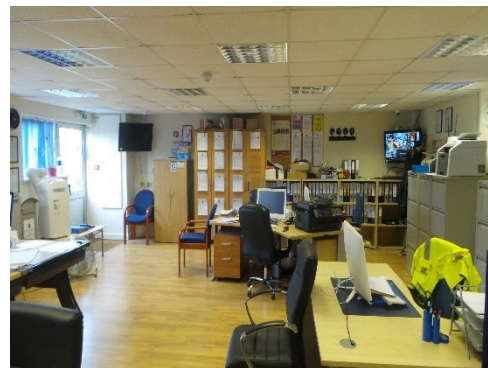
All mains services including a 100 amp 3-phase electrical supply are connected.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a rateable value of £15,750 for the lower floor and £5,500 for the upper floor. The uniform business rate multiplier is 49.9p for the year 2021/22.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable and a rent of £22,000 per annum plus VAT is being sought. An estate service charge is also payable at a rate of circa £550 per annum plus VAT.



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as having an energy efficiency rating of 58 (Band C). Full certificate and recommendation report available on request.

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.