

Stafford Perkins

CHARTERED SURVEYORS

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Unit 7 Brunswick Industrial Centre, Cobbs Wood Industrial Estate, Ashford, Kent TN23 1EH

W3W: launch.retain.stared



WORKSHOP/WAREHOUSE ACCOMMODATION

POTENTIAL TRADE COUNTER

TO LET

- 5,675 sq.ft.
- 6m eaves height
- Ancillary first floor offices
- Assignment/Sub-letting - potential new lease
- Immediate availability

Rent: £49,500 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

Brunswick Industrial Centre is located within the established Cobbs Wood Industrial Estate, which lies approximately half a mile west of Ashford Town Centre.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 64,000 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

Brunswick Industrial Centre comprises approximately a dozen units of steel portal frame construction and is prominently located within the Cobbs Wood Estate. Many of the occupiers have trade counters, with others used for distribution or manufacture. Other occupiers on the estate include Howden's Joinery, Folkestone Fixings and Benchmarx amongst others.

Unit 7 comprises a workshop of some 4,995 sq.ft. with original first floor offices of 680 sq.ft. The current tenant has installed a further mezzanine area comprising approximately 560 sq.ft. of office accommodation and 760 sq.ft. of storage accommodation. The minimum height under the mezzanines is 10ft. The unit is accessed via a roller shutter door some 12ft 6in wide x 15ft high. The unit itself has an eaves height of 18ft 8in rising to an apex of 23ft 1in. There is a separate personnel entrance at the front of the unit, along with ground floor WCs, a meeting room and further storage.

ACCOMMODATION

Workshop/Warehouse	4995 sq.ft.
Original Office	680 sq.ft.
Mezzanine Office	557 sq.ft.
Mezzanine Storage	760 sq.ft.
	<hr/> 6,992 sq.ft.

SERVICES

All main services including a 3-phase electrical supply are connected to the premises. Gas is unmetered.

BUSINESS RATES

The premises are assessed as 'warehouse and premises' currently having a rateable value of £33,000; however this increases to £39,750 from 1st April 2023. The uniform business rate multiplier for the year 2023/24 is 49.9p.

TERMS

The premises are currently let under a 4 year lease commencing 2022 at a passing rent of £49,750 per annum plus VAT. We are able to offer an assignment or sub-letting derived from this lease, or alternatively subject to landlord's consent it may be possible to surrender the existing lease and grant a new longer lease depending on status.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC score of 79, being a Band D under the scheme devised by HMG.

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.

