

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit A, Chilmington Works Great Chart, Ashford, Kent TN23 3DR

W3W: holly.boring.humans



WORKSHOP/WAREHOUSE ACCOMMODATION

TO LET

NO MOTOR TRADE

- Total Circa 6,500 sq.ft.
- Ground floor and mezzanine
- New lease available
- Available late spring 2023

Rent Sought: £45,000 per annum.

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 unit is located on the Chilmington Works Estate which lies approximately 2 miles south west of Ashford town centre just south of the main Ashford/Tenterden (A28) road. It is an out of town location and as such is not suitable for frequent access by HGVs.

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

Unit A is a steel portal framed industrial unit of approximately 4,500 sq.ft. and forms three quarters of a small terrace. It benefits from three roller shutter doors, two of which are electronically operated. There is currently a mezzanine of a little under 2,000 sq.ft. providing additional accommodation along with an office and mess room. Ladies & Gents WCs are on the ground floor. Externally there is an area of concrete hardstanding for loading/unloading and car parking.



ACCOMMODATION

Ground Floor: 4,528 sq.ft.
Mezzanine: 1,950 sq.ft.
Including WC

SERVICES

Water and 3-phase electricity are connected. There is no gas connection. There is a private drainage system.

BUSINESS RATES

The premises have a current rateable value of £21,000 but This will rise to £28,750 with effect from 1 April 2023. The uniform business rate multiplier for the year 2023/24 is 49.9p.



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 £45,000 per annum.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 64 (Band C). 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.