

Stafford Perkins

CHARTERED SURVEYORS

Meadow View Business Park

Ruckinge, Kent TN26 2NR

W3W: highways.coverage.illogical



FULLY LET INDUSTRIAL INVESTMENT

FOR SALE: Offers in excess of £1.5m + VAT

- Approx 1.5 acres
- Circa 20,000 sq.ft.
- Circa £100,000 p.a. Rental income

Meadow View Business Park

- Site area: Circa 1.5 Acres
- Built area: Circa 20,000 sq.ft.
- Current income: Circa £100,000 per annum.
- Immediate Availability
- Potential to increase rental income and built space

Location

Meadow View Business Park is located on the north side of the B2067 approximately ½ mile east of Hamstreet and six miles south of Ashford. The Ashford/Brenzett trunk road has improved communications in this part of the world substantially giving virtually direct access to the M20 at Junction 10 via the A2070.

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.

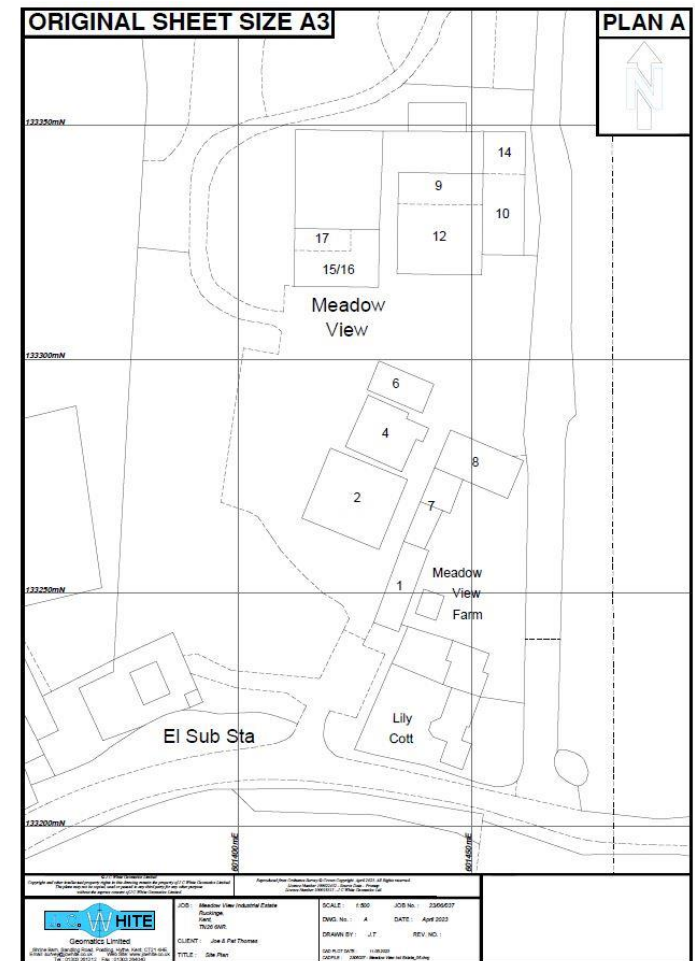
Description

This well established, rurally located industrial estate comprises just under 1.5 acres on which there are approximately a dozen buildings housing a similar number of tenants. There is approximately 19,500 sq.ft. of built accommodation plus a number of storage containers producing a combined rent of approximately £109,000 per annum.

The buildings are a mixture of old and new, some being former hangar buildings used in conjunction with the previously attached airstrip. However following division of the site this additional land is no longer available.

There are various buildings capable of refurbishment and enlargement, and sites where former buildings once stood which are capable of having replacement buildings (subject to planning) rebuilt to enhance the income potential.

A350 Meadow View, Ruckinge Investment 2023



Meadow View Business Park
Hamstreet Road
Ruckinge,
Kent.
TN26 2NR

W3W: [stag.flip.dislikes](https://www.google.com/maps/@51.355,0.75,15z)

Total Site Area: 1.5 Acres approx

Services

Mains water and 3-phase electricity are connected to the site.
There is a private drainage system for the site.

Business Rates

See Data Room for Rateable Values. The uniform business rate multiplier for 2023/24 is 49.9p.

Terms

The freehold interest of the premises is available subject to the existing leases. Offers are being sought in excess of £1.5m, plus VAT.

Legal Costs

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

Energy Performance Certificates

Certificates and Reports can be viewed where available at
<https://find-energy-certificate.digital.communities.gov.uk/>

Viewing

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

Further Information in our Data Room:-

To see copies of leases, plans, Energy Performance Certificates, Rateable Values and Photographs etc please see email
richard@staffordperkins.co.uk for access to our online Data Room.

Accommodation

<u>UNIT</u>	<u>SQ.FT.</u>	<u>Rent p.a</u>	<u>Rent psf</u>	<u>EPC Rating</u>
UNIT 1	850	£ 6,500	£ 7.65	B (35)
UNIT 2	1,697	£ 5,350	£ 3.15	D (79)
UNIT 2B	874	£ 3,000	£ 3.43	D (79)
UNIT 4	1,445	£ 8,000	£ 5.54	D (92)
UNIT 5	1,391	£ 12,000	£ 8.62	
UNIT 6	916	£ 5,700	£ 6.22	D (79)
UNIT 7	815	£ 2,640	£ 3.24	E (110)
UNITS 8	1,406	£ 12,000	£	E (125)
UNIT 9	1,671	£ 9,600	£ 6.88	E (109)
UNIT 10	1,636	£ 2,400	£	E (125)
UNIT 12	2,490	£ 17,000	£ 7.03	C (57)
UNIT 14	850	£ 5,250	£ 6.18	D (85)
UNITS 15/16	1,514	£ 8,000	£ 5.28	C (51)
UNIT 17	670	£6,900	£ 8.80	C (70)
	22,476	£ 101,940		

Plus 7 No Containers Rented at circa £100 p.c.m.each

Contact:

Richard Stafford



Email:

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Tel:

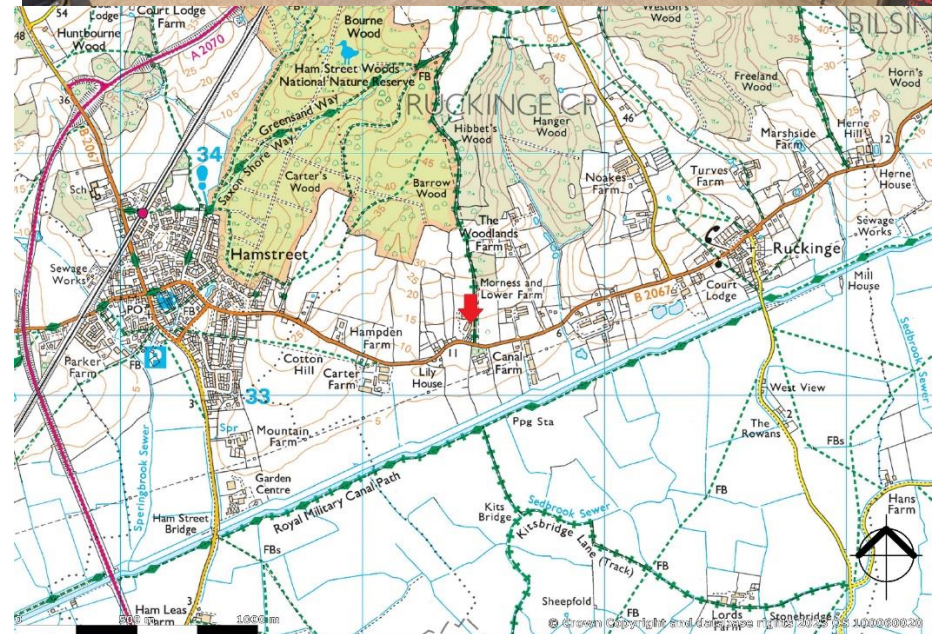
01233 613900

Mob:

07770 827428

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.



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.