

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

## Unit 3, St John's Court Ashford Business Park, Ashford TN24 0SJ



### MODERN INDUSTRIAL PREMISES

### TO LET

- Approximately 7,936 sq.ft.
- 18'4" eaves height – 24'8" to apex
- All main services
- Close to J10 of M20 motorway
- Ideal for Trade Counter use
- 24 car parking spaces

**Rent: £85,000 per annum exclusive**

STAFFORD PERKINS

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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

St John's Court is located off Foster Road on the Ashford Business Park, which itself is located on the western side of the A2070 (Bad Munstereifel/Orbital Road) only a couple of hundred yards south of junction 10 of the M20. These units built in the 1990s form part of a well-established complex, many units being used as trade counters.

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 3 is a mid-terraced unit of steel portal frame construction and provides 7,936 sq ft of accommodation which includes first floor offices of 1,214 sq.ft. The workshop/warehouse benefits from gas fired space heaters, a concrete floor and skylights within the roof. The eaves height is 18'4", rising to an apex of 24'8". Externally there is car parking to both front and rear.

## ACCOMMODATION

### Ground Floor

Workshop/warehouse	6,722 sq ft
First floor offices	1,214 sq ft

## SERVICES

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

## BUSINESS RATES

The premises are assessed at a Rateable Value of £54,500.

The uniform business rate multiplier is 51.2p for the year 2023 - 24.

## 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 £85,000 per annum.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

This property has been assessed as Band C. Full recommendation, report and certificate are 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 or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

