

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Barn 1, Court Lodge Farm, Stonebridge Green Road
Egerton, Kent TN27 9AN



LOW COST (B8) STORAGE UNIT

TO LET

- 4,000 sq.ft. approximately
- New Lease Available
- Rural Location
- Eaves height 13'9"

Rent: £15,000 per annum exclusive

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

Court Lodge Farm is off Stonebridge Green Road, north-east of the village of Egerton. The A20 is roughly four miles to the south-east at Charing (population 2,800) and the motorway network can be accessed at Junction 9 of the M20 in Ashford, the nearest large town, which is approximately 9 miles south-east of Egerton.

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 agricultural building is of single storey steel portal framed construction with metal cladding and corrugated asbestos roof. The unit benefits from a concrete floor, LED strip lights to augment the natural light from the skylights and a 3-phase electrical supply. The eaves height is 13'9" rising to an apex of 21'4". There are large double sliding security doors and a manual roller shutter door giving access to the unit. Externally there is forecourt hardstanding for parking and loading. A new WC has recently been installed in the building.

ACCOMMODATION

Warehouse: 3,982 sq.ft.

SERVICES

There is a 3-phase electrical supply and there appears to be a water connection to the unit along with its own WC.

BUSINESS RATES

The rateable value is currently assessed as £16,500. The uniform business rate multiplier is 49.9p for the year 2024/25.

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 £15,000 per annum. A three-month deposit will be payable upon first occupation, to be held for the duration of the lease.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

No EPC is required as the unit is unheated.

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

