

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

TN24 8LR

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

## Unit 6 Brookfield Industrial Estate Leacon Road, Ashford TN23 4TU



**5,700 sq.ft. Trade Counter Warehouse**

**TO LET**

- Less than 1.5 miles to M20 Junction 9
- Trade Counter (B8) Consent
- Excellent Parking
- Available December 2024

**Rent: £77,250 + VAT 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

Brookfield Industrial Estate is situated on the west side of Ashford within 1.5 miles of junction 9 of the M20. It lies on Leacon Road which itself is off Brookfield Road, behind the Matalan store (A28) and adjoins Fairwood Industrial Park.

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 can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

Unit 6 forms part of a four-unit terrace of steel portal frame construction with part blockwork, part insulated, metal clad elevations under a new pitched roof incorporating roof lights. The eaves height is approximately 7.8m (25ft 6ins) rising to 11.2m (39ft 9ins) at the ridge, and there is a full height roller-shutter style door with access to a tarmac hardstanding area to the front of the unit for loading and parking.

## ACCOMMODATION

Workshop	5,700 sq.ft. (approx)
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## SERVICES

All main services are connected to the premises.

## BUSINESS RATES

Currently Business Rates are assessed in conjunction with the adjoining unit to the rear and the rateable value will therefore need to be split, will probably be circa £43,250

The uniform business rate multiplier for the year 2024/25 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 £77,250 per annum plus VAT.

## 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 (Band D).

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.