

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 6, Vanguard Industrial Estate
Henwood, Ashford, Kent TN24 8DH



WORKSHOP/WAREHOUSE

TO LET

- Circa 26,500 sq. ft.
- New lease available
- Immediate Availability
- B1/B2/B8 planning consent
- 3-phase supply
- Some office accommodation

Rent: £265,000 per annum exclusive + VAT

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

Henwood Industrial Estate is located approximately ¼ mile to the north-east of Ashford town centre, mid-way between junctions 9 and 10 of the M20. This is a well established and busy industrial estate, with this unit enjoying visibility on to the M20.

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

Vanguard Industrial Estate is approximately 4½ acres in size and Unit 6 lies at the front right-hand side. It provides warehouse/workshop accommodation of approximately 26,500 sq. ft. in total, having a ground floor workshop and offices. The first floor currently comprises some 3,875 sq. ft. of office space

The warehouse benefits from an eaves height of some 15ft 2in rising to an apex of 22ft 4in. There are two electric roller shutter doors, 15ft 8in wide by 16ft 2in high; a concrete floor and a good level of natural illumination provided by skylights and upper level glazing, with sodium floodlights augmenting the natural lighting.

Externally there is a large amount of hardstanding for car parking and loading/unloading to front, rear and side.

ACCOMMODATION

| | | |
|---------------|------------------|----------------|
| Ground Floor: | Warehouse/office | 22,640 sq. ft. |
| First Floor: | Office | 3,875 sq. ft. |
| | TOTAL: | 26,515 sq. ft. |



SERVICES

All main services are connected to the premises including a 3-phase (200 Amp) electrical supply. Whilst gas is connected there is currently no meter.

BUSINESS RATES

The premises are assessed as "warehouse and premises" at a rateable value of £164,000.

The uniform business rate multiplier for the year 2024-25 is 54.6p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable however, rent in the order of £265,000 per annum exclusive plus VAT is being sought. Incentives available for early occupation.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as a Band C, having a score of 72 points under the scheme implemented by HMG.

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.

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.