

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

External Storage Yard Fairview Industrial Park, Ruckinge, TN26 2PL

W3W: inform.thus.September



SECURELY FENCED EXTERNAL STORAGE YARD/COMPOUND

LAID TO CONCRETE IN THE MAJORITY

TO LET – Short Term Only

- Approximately 50,000 sq.ft. concrete hardstanding
- Immediate Availability
- Services Available

Rent Sought: £25,000 + VAT 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

The Fairview Industrial Park is located on the southern side of Hamstreet Road (B2067) just over a mile due east of Hamstreet and some 6½ miles due south of Ashford. Access to this location is now made straightforward by the A2070 trunk road in a north-south direction with the B2067 giving good access in an east-west orientation.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 85,000 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

This roughly square plot totals a little under 1.25 acres with some 50,000 sq.ft. laid to concrete. It is clearly and securely fenced, with secure steel entry gates and is suitable for a variety of open storage, hardstanding uses.

ACCOMMODATION

Site Area: 0.271 acres (approximately 50,000 sq.ft. of concrete hardstanding).

SERVICES

It is presumed that there is a water supply and electrical connection to the site.

BUSINESS RATES

The premises are currently not assessed for Business Rates.

The uniform business rate multiplier for the year 2024/25 is 49.9p.

TERMS

Our client is only really looking to let this on a short term basis and can only guarantee a one year term certain in the first instance. This may be extendable, depending upon circumstances. The premises are available by way of a new fully repairing and insuring lease or licence, the terms of which are negotiable. A rent in the region of £25,000 + VAT per annum is being sought.

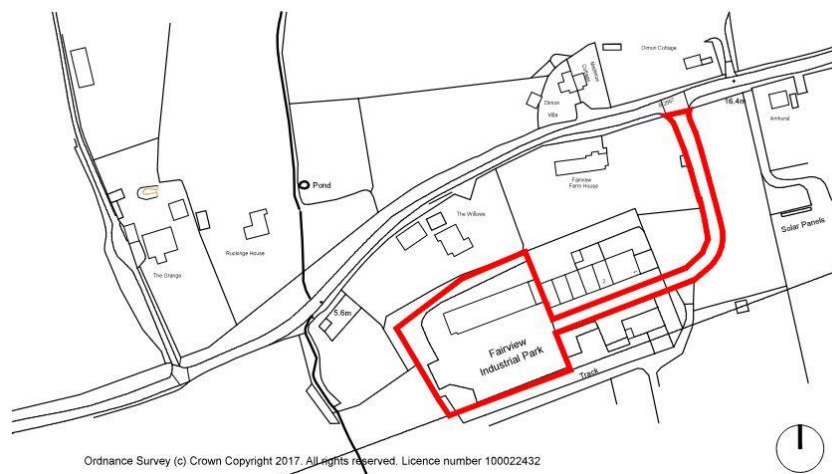
LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900 – although the site can be viewed through the gate in daylight hours whilst in possession of a copy of our sales particulars.



ANTI MONEY LAUNDERING REGULATIONS

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