

Stafford Perkins

CHARTERED SURVEYORS

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Unit 5 Coles Yard, Bethersden, Kent TN26 3AT



RURALLY LOCATED WORKSHOP ACCOMMODATION

TO LET

- 2,881 sq ft
- New lease available
- Immediate occupation
- 3 Phase electrical supply

Rent Sought: £21,500 per annum Plus 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

Coles Yard is located on the southern side of the A28 Ashford Road on the eastern edge of the village of Bethersden approximately 5 miles west of Ashford and the same distance north east of Tenterden. Bethersden, a village of some 1,500 inhabitants, lies 2 miles south of Pluckley Railway Station. The A28 is a busy link road in an east west direction. Ashford, the nearest town, 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

This mid-terraced industrial unit of steel frame construction provides approximately 2,881 sq ft of accommodation. It benefits from an eaves height of some 8ft 7" rising to an apex of approximately 15ft. There are electric roller shutter doors and separate personnel access.

It has recently been re-roofed and clad to the front elevations and is now ready for occupation. Car parking spaces will be allocated.

ACCOMMODATION

Unit 5 2,881 sq ft

SERVICES

Mains water and a 3 Phase electrical supply are connected to the premises.

BUSINESS RATES

Unit 5 is assessed at £14,500 rateable value. The uniform business rate multiplier for the current year is 49.9 pence.



TERMS

The premises are available by way of a new fully repairing and insuring lease the terms of which are negotiable. The rent being sought is £21,500 per annum plus VAT. Ask agent for details of incentives.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs. There will be a small annual estate service charge to cover common maintenance, security, landscape gardening etc.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 64 (Band C). Full certificate and recommendation report are available at <https://www.gov.uk/find-energy-certificate>

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.