

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

Unit 6, Pound Lane,  
Kingsnorth, Ashford, Kent TN3 3EJ

W3W: lush.consoles.passports



## MODERN WORKSHOP/STORE WITH OFFICE

### TO LET

- 557 sq.ft. ground floor workshop and store.
- 544 sq.ft. first floor offices/kitchen & WC
- Immediate Availability
- Edge of Town location

**Rent Sought: £15,000 per annum exclusive.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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

Unit 6 is located on the north-eastern side of Pound Lane, approximately 100 yards south of its junction with Chart Road approximately 2 miles south-west of Ashford town centre. The Pound Lane Industrial Estate is a well-established complex although in recent years it has been surrounded by more residential properties.

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

Unit 6 forms one half of a pair of steel framed units, having insulated micro-rib cladding to all elevations and roof. The unit provides some 450 sq.ft. of workshop accommodation on the ground floor along with WC facilities and understair storage area. The unit is accessed via an electric roller-shutter door some 7ft 7in wide by 8ft 1in high, along with a personnel door giving access to a staircase to the first floor, which provides a little over 400 sq.ft. of office accommodation along with a small kitchen and WC. The offices have suspended ceiling, dado perimeter trunking, air conditioning, double glazed windows and LED lighting.

Externally there is a brick paved area for parking two or three vehicles.

## ACCOMMODATION

Ground Floor - Workshop/Warehouse:  
First Floor – Office

## (N.I.A.)

557 sq.ft. including WC and storage area  
544 sq.ft. including WC and kitchen area

## SERVICES

Mains water and a single phase electrical supply are connected to the premises.

## BUSINESS RATES

The premises are assessed as 'workshop and premises' and have a rateable value of £11,250.

The uniform business rate multiplier for the year 2024/25 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.

## TERMS

The premises are available either by way of a new fully repairing and insuring lease, the terms of which are negotiable at a rent in the region of £15,000 per annum is being sought. It is not thought that VAT is applicable in this instance.

## LEGAL COSTS

An ingoing tenant is to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy efficiency rating of 29 (Band B)

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

